Vancouver
NEIGHBOURHOOD IMPROVEMENT PROGRAM
Review

City of Vancouver
PLANNING DEPARTMENT
1983

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SUMMARY

The purpose of this document is to provide a comprehensive review of the Neighbourhood Improvement Program (NIP) with respect to its implementation in the City of Vancouver. The review consists of two distinctly different but complementary sections, the first being a quantitative inventory of all the projects undertaken through the Neighbourhood Improvement Program, and the second, a series of interviews and questionnaire responses provided by Planning staff and citizens who were directly involved in NIP. The inventories, which include both project and process information together with the interview/questionnaire section, reveal the immense variety, complexity and impact of the Neighbourhood Improvement Program in the City of Vancouver. Many individuals made significant contributions to NIP including various Planners and Planning Assistants and, of course, the numerous citizens involved in NIP Committees. A list of Chairpersons of NIP Committees, Planners and Planning Assistants is provided on page 104.

The Neighbourhood Improvement Program had its roots in the Federal Government's abandonment of the Urban Renewal Program in 1969. Responding to the local outcry and opposition to Urban Renewal in Vancouver's Strathcona Neighbourhood, the Federal Government used Strathcona as a testing ground for the principles of rehabilitation and preservation of local neighbourhoods. These principles were later incorporated into the nation-wide Neighbourhood Improvement Program. The first Vancouver neighbourhood programs began in Cedar Cottage and Kitsilano in 1974. The selection of these communities were based on a comprehensive review and analysis of neighbourhood opportunities and deficiencies. City Council acceptance of Cedar Cottage and Kitsilano as N.I.P. areas initiated a successful framework for selection which prevailed throughout the process.

The Program and its implementation changed over time due in part to changing CMHC funding criteria. For instance in Kitsilano, the designed NIP area coincided with the local area planning (LAP) boundaries. This afforded greater flexibility and a more comprehensive approach to neighbourhood planning. Neighbourhoods which became designated later on, such as Grandview-Woodland, had different boundaries for NIP and LAP resulting in a number of problems such as neighbourhood deficiencies being identified which could not be addressed through application of NIP funding. Where funds could be applied, however, the benefits were immense.

The table on the following page reveals both the total number of projects and financial contributions from various sources as they apply to each neighbourhood.

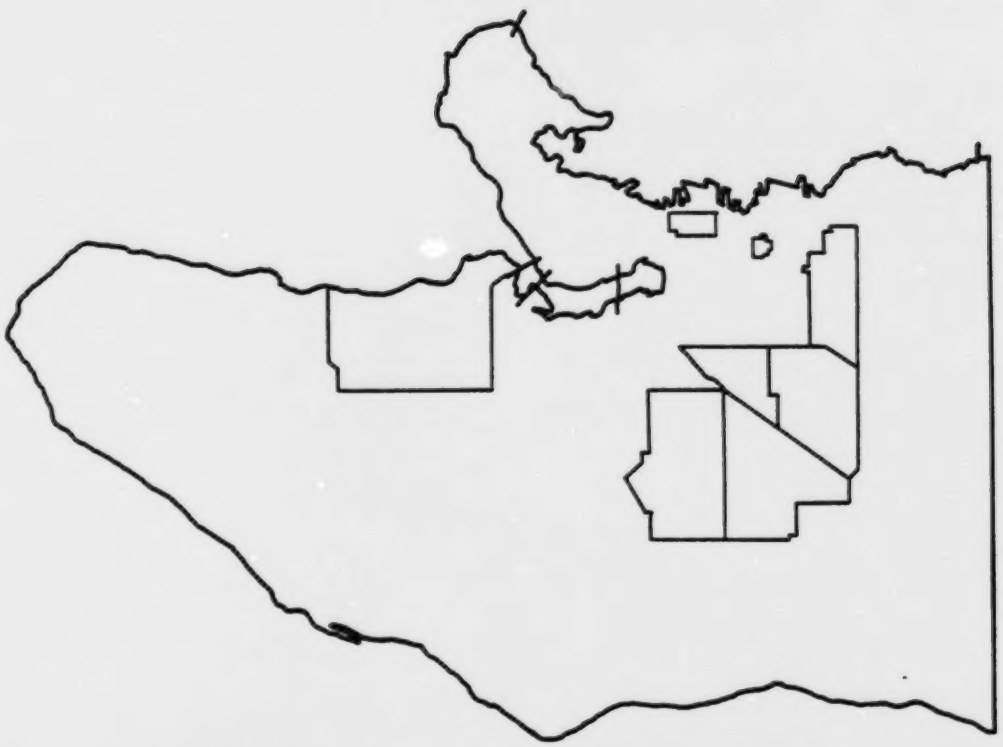
Of significance is the total amount contributed from both NIP and other sources for the entire Program in the City of Vancouver - $18,182,700. This does not include the monies involved in the related Residential Rehabilitation Assistance Program (RRAP). (Cost shared government contribution to RRAP for each neighbourhood can be found at the end of each neighbourhood project/process inventory).

	Riley	Kitsilano	Grandview Woodland	Cedar Cottage	Kensington	DTES	Kiwassa	Mount Pleasant	All Neighbourhoods
No. of Projects									
Social/Rec.	18	24	23	19	18	8	4	19	133
Service/Util.	4	0	3	4	3	0	3	5	22
TOTAL	22	24	26	23	21	8	7	24	155
$ Contribution ($,000's)									
NIP (CMHC)	950	602.6	1250	897.4	1300	342.5	200	657.5	6,200
NIP (Prov)	475	301.3	625	448.7	650	171.3	100	328.7	3,100
NIP (City)	581.7	301.3	738.4	488.2	687.8	231.4	149.9	703.0	3,881.7
NIP TOTAL	2006.7	1205.2	2613.4	1834.3	2637.8	745.2	449.9	1689.2	13,181.7
Fed. (Other)	37.4	26.2		33.6	34.2		14.6	22.6	168.6
Prov. (Other)	196.0	130.8		208				16.6	551.4
City Pk. Bd.	312.7	210.4	91.8	103.8	39.9	50.6			809.2
City Sch. Bd.	6.0	1.7	68	10.8	16.6		15	4.9	123
City Sup. Cap.	568.3	100	25	21.3			39		753.6
City Cap.	17.2		142				134	601.7	894.9
Unapp. City NIP	32.1						14.3		46.4
City (Other)	23	50	1.3						74.3
Prop. Owners	125.9		243.9	3.5			81.3	270	724.6
Other	12.5		5			666	41.5	130	855
TOTALS	3337.8	1724.3	3190.4	2715.3	2728.5	1461.8	789.6	2735	18,182.7
Non-Share.City NIP (Recycled)		(490.5)	(137.6)	(40.5)	(7.5)		(12.6)		(688.7)
Fed. NIP Contrib. as a % of all Contributions	29%	35%	39%	41%	48%	23%	25%	24%	34%
City NIP Contrib. as a % of all Contributions	18%	17%	23%	22%	25%	16%	19%	26%	21%
All City Contrib. as a % of all Contributions	46%	38%	33%	28%	27%	19%	45%	48%	36%

Both CMHC and the City of Vancouver considered their respective contributions to be "seed money" which would encourage further contributions from other sources. The last three rows in the table reflect this "seed money" factor as it manifested itself in each community.

The City contributed substantial additional amounts to the original NIP contribution through sources such as the Park and Schools Board and Supplementary Capital.

The figures in the table have been drawn from the individual neighbourhood inventories. Please refer to these for a more detailed breakdown.



Neighbourhood Project and Process Inventories

PROJECT AND PROCESS INVENTORIES*

The Project and Process Inventories are presented by individual neighbourhoods. They consist of:

A. A brief description of each project noting any distinguishing or unique aspects;

B. A breakdown of the sources of monies contributing to the project. These are divided into:

1. N.I.P. monies with the following percentage breakdowns:

a) 50% (federal contribution)/25% (provincial contribution)/ 25% (city contribution);

b) 25% (federal contribution)/12.5% (provincial contribution)/ 62.5% (city contribution);

c) in some infrequent cases 28.57% (federal contribution)/ 14.29% (provincial contribution)/57.14 (city contribution).

2. Other sources of contributions including:

a) City non-shareable N.I.P. ('recycled' N.I.P. monies, for instance proceeds from the sale of City-owned land originally purchased with shareable N.I.P. funds);

b) Other City sources including supplementary capital, Engineering capital, Park Board capital and School Board capital;

c) Senior government sources including Recreation Facilities Assistance Program (provincial), New Horizons Program (federal), and Canada Works (federal);

d) Private contributions including those from local community organizations, benevolent associations, and property owners.

The Projects in each neighbourhood are presented in three categories, the first is Social and Recreational Facilities (with the predominant N.I.P. cost-sharing split of 50% federal, 25% provincial and 25% city); the second is Services and Utilities (with the predominant N.I.P. cost-sharing split of 25% federal, 12.5% provincial and 62.5% city. The third is Administration (with the 50%/25%/25% split);

C. Other relevant information regarding the process of N.I.P. in each community including such factors as goals and objectives developed, chronology of related events and unique or special events and successes;

D. A table presenting Residential Rehabilitation Assistance Program (RRAP) data including number of applications per year and committed funds per year until July 1982 (this program is ongoing).

*NOTE: At the end of each Neighbourhood Inventory (on the page preceeding the RRAP table) there is a footnote which provides cross-referencing between inventories and the interview/questionnaire section.

Neighbourhood Project and Process Inventory

KITSILANO

KITSILANO NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Bicycle Racks. Fifty-one racks were installed on city boulevards in commercial areas. Planning Department staff designed the racks.

		CMHC	PROV.	CITY
NIP	5,873.01	2,936.51	1,468.25	1,468.25

2. Adult Rest Areas. Twelve park benches were installed on city boulevards, mainly on the steep areas between 4th Avenue and the beach.

		CMHC	PROV.	CITY
NIP	9,202.49	4,601.45	2,300.62	2,300.62

3. Tree Planting. On 4th Avenue from Burrard to Balsam and from Collingwood to Alma; also one block of Cornwall at Yew Street. Litter bins were also installed on 4th. The 4th Avenue beautification design was assisted by an interim mechants committee.

		CMHC	PROV.	CITY
NIP	50,215.96	25,107.98	12,553.99	12,553.99

4. Arbutus and 4th Mini-Park. The objective of visually discouraging north-bound traffic on Arbutus has not been totally successful.

		CMHC	PROV.	CITY
NIP	27,012.30	13,506.15	6,753.08	6,753.07

5. Delamont Park Development (Park Site #9).

Stage 1:	Drainage Landscaping and Play Equipment	NIP		5,742.00
		NIP Non-Shareable		39,295.00
		Stage 1 Total		45,037.00
Stage 2:	Master Concept	NIP		4,293.20
		NIP Non-Shareable		9,000.00
		Parks Board		3,500.00
		Stage 2 Total		16,793.20
Stage 3:	Park Development and upgrading of city-owned houses adjacent to park. Proceeds from sale of land to the City's Property Endowment Fund Board results in non-shareable funds generated for park development and housing rehabilitation.	NIP Non-Shareable (See Project 12.b)		327,742.36
NIP	10,035.20	2,871.00	1,435.50	1,435.50
NIP Non-Shareable	376,037.36			380,830.56
Parks Board	3,500.00			
Total	389,572.56			

6. Daycares. The Kitsilano daycares generally used NIP funds as seed money to help in the search for additional funds. The NIP Committee often required daycares to strengthen their organizational structures and requested the formation of a joint agency, K.I.D.S., through which small equipment grants to the individual daycares were made.

a.	K.I.D.S. small equipment grants	NIP	6,605.00
b.	Family Place, drop-in for Moms & Tots	NIP	4,825.74
c.	Kits Area Childcare Society: A new group, initiated through NIP operating out of a portable daycare centre that was purchased by NIP and placed on a city-owned lot.	NIP	74,838.00
d.	Guild Montessori Daycare, 2091 West 8th. The improved playground is accessible to the community when not used by the Daycare.	NIP	7,038.00
e.	St. James Daycare Society, 3214 West 10th	NIP	2,384.00
f.	Serendipity Playschool, 2720 Balaclava	NIP	16,000.00
g.	Rainbows End Daycare, a group operating out of General Gordon School at 2896 West 6th	NIP	10,700.00
		School Bd. (overheads)	496.00
h.	Kitsilano Daycare Society, operating out of the Neighbourhood House, 2305 West 7th at Vine	NIP	7,920.41

		CMHC	PROV.	CITY
NIP	130,311.15	65,155.58	32,577.79	32,577.78
School Board (Overheads)	496.00			
Total	130,807.15	65,155.58	32,577.79	32,577.78

7. Schools. Interior renovations to schools allow community access after hours, with programming of the space done by school principals and staff at the Kitsilano Community Centre. Exterior improvements have created community playgrounds.

a.	General Gordon School, 2806 West 6th	Interior:	NIP	27,100.00
			School Bd (Overheads)	4,073.00
		Exterior:	NIP	29,640.00
b.	Henry Hudson School. Cornwall at Cypress. The playground design was assisted by 200 children and 40 parents.	Interior:	NIP	10,622.72
			School Bd (Overheads)	2,596.00
		Exterior:	NIP	36,680.11

c. Lord Tennyson, Maple at 10th	Interior:	NIP		43,740.05
	Exterior:	NIP		38,100.00
		NIP Non-Shareable		10,174.00
d. Bayview School, 7th at Collingwood The exterior improvements include a wall mural painted by parents.	Interior:	NIP		47,334.49
		School Bd. (Overheads)		1,239.00
	Exterior:	NIP		35,161.05
		Can. Wks. (labour)		26,235.00
e. Carnarvon School, 16th at Carnarvon	Interior:	NIP		1,010.00
		After School Soc.		340.00

		CMHC	PROV.	CITY
NIP	271,388.42	135,694.21	67,847.11	67,847.10
NIP Non-Shareable	10,174.00			
School Board (Overheads)	1,239.00			
Canada Works (labour)	26,235.00			
Carnarvon After School Soc.	340.00			
Total	309,376.42			

8. Kitsilano Library Books. The collection of childcare books, overseen by the Kitsilano Parents Book Acquisition Committee, is held at both the Neighbourhood House and the Community Centre. Each book has an identification book plate designed by a former member of the NIP Committee.

		CMHC	PROV.	CITY
NIP	7,200	3,600	1,500	1,800

9. Kitsilano Showboat, dance floor, repairs and repainting.

		CMHC	PROV.	CITY
NIP	2,500.00	1,250.00	625.00	625.00

10. Kitsilano Neighbourhood House, 2305 West 7th at Vine. The improvements include a small park and interior furnishings.

		CMHC	PROV.	CITY
NIP	77,037.09	38,518.54	19,259.27	19,259.27

11. Kitsilano Community Centre. The expenditures include design and construction costs for a health centre, daycare facilities and an interior walkway connecting the Centre to the ice rink.

		CMHC	PROV.	CITY
NIP	178,726.01	89.363.01	44,681.50	44,681.50
NIP Non-Shareable	100,000.00			
RFAP (Prov.)	130,833.00			
Pk, Bd. Cap.	206,867.97			
City Sup. Cap.	100,000.00			
Community Centre Assoc.	50,000.00			
Total	766,426.98			

12. Housing

a. 1900 Block W. 2nd, Community Alternatives Co-op

NIP funds purchased the site which was then sold to an organized co-op group, the Community Alternatives Society. The co-op had financial support from CMHC for site purchase and construction of a building to house approximately 40 people who are organized into a number of commercial living units.

NIP funds were used for site purchase, building demolition and relocation of displaced tenants. The money received upon resale of the property, $160,000.00, was chanelled into other NIP projects as non-shareable NIP funds.

		CMHC	PROV.	CITY
NIP	200,708.88	100,354.44	50,177.22	50,177.22

b. 2130-32 Cypress Street; 1850, 52 and 56 West 5th Avenue.

After the houses were purchased, the NIP Committee recommended they be retained as residences until the land was required for the Delamont Park expansion. They were subsequently sold to the City's Property Endowment Fund for $327,742.36. This money has been appropriated for the Delamont Park Development as recycled NIP funds.

The NIP expenditures below cover the purchase price, rentals received and operating costs.

		CMHC	PROV.	CITY
Purchase	180,704.15			
Rentals Received	87,362.59 -			
Operating Costs	27,169.12			
Total NIP Expenditure	120,510.68	60,255.34	30,127.67	30,127.67

SOCIAL AND RECREATIONAL FACILITIES TOTAL

		CMHC	PROV.	CITY
NIP (50/25/25)	1,088,721.60	544,360.80	272,180.40	272,180.40
Park Board Capital	210,367.97			
School Board Capital	1,735.00			
Province (PRFF)	130,833.00			
Supplementary Capital (City)	100,000.00			
Kits. Community Center Assoc.	50,000.00			
Canada Works	26,235.00			
Carnarvon After School Society	340.00			
TOTAL	1,608,222.57			
Non-Shareable City NIP	486,211.36			

B. ADMINISTRATION 50/25/25

				CMHC	PROV.	CITY
1.	Planning	NIP	49,455.25	24,727.63	12,363.81	12,363.81
2.	Imple-mentation	NIP	68,230.66	34,115.33	17,057.67	17,057.66
		Total	117,685.91	58,842.96	29,421.48	29,421.47

C. GENERAL PROCESS

February, 1974	A Planning Department report specifies Kitsilano as a priority area for Local Area Planning (LAP). The boundaries of Kitsilano are Burrard to Alma Street and 16th Avenue to the waterfront.
June, 1974	City Council approves Kitsilano as one of two NIP areas for 1974, with an allocation of $1.2 million. Funds were approved to prepare the concept plan to be ready before the end of November. Kitsilano was one of the few NIP areas in Canada to meet this deadline. A Citizens' NIP/LAP Committee was appointed by Council. This Planning Committee, included representatives from all of the major organized groups in Kitsilano plus other non-aligned residents.
July, 1974	An information handbook was published about the physical components of the neighbourhood and the people who lived and worked there, including statistical details on trends and patterns. The Kitsilano Goals Program was initiated to determine the type of community wanted by residents. The NIP/LAP Committee distributed a community attitude questionnaire, asking about problems and advantages of the neighbourhood and soliciting suggestions for expenditure of NIP funds.
August, 1974 - September, 1974	The NIP Committee held public meetings to get ideas on how the NIP money could best be spent and what were the communities priorities for spending.
October, 1974 - November, 1974	The Committee's recommended allocation of funds were presented at a public meeting where the Concept Plan was approved; City Council approval followed.

* NOTE: See questionnaire response pg. 67

KITSILANO RRAP: COMMITTED APPLICATIONS, 1974 to JULY 1982

	HOMEOWNER		LANDLORD					TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Bed Units	Committed Funds	Funds
1974	20	57,750	8	18	49,499	-	-	107,249
1975	113	294,160	37	130	242,143	-	-	536,303
1976	192	698,931	86	220	894,511	-	-	1,593,442
1977	173	657,246	141	541	2,426,734	-	-	3,083,980
1978	72	275,295	68	235	1,012,914	-	-	1,288,209
1979	35	146,020	34	162	623,505	14	4,837	774,362
1980	27	130,428	18	67	158,355	-	-	288,783
1981	37	166,239	11	63	111,811	-	-	278,050
1982*	8	38,312	3	3	21,775	-	-	60,087
TOTAL	677	2,464,381	406	1,439	5,541,247	14	4,837	8,010,465

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

CEDAR COTTAGE

CEDAR COTTAGE NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Trout Lake Community Centre and Ice Rink, Victoria at 19th at the western edge of John Hendry Park. Consultants were hired to study the community's recreation needs and priorities, with an emphasis on indoor facilities that could be provided in the Community Centre. The consultants, who conducted an extensive series of interviews with groups and individuals, maintained an active working relationship with an Advisory Committee made up of representatives from the NIP Committee, the Parks Board, the Cedar Cottage Planning Office, and the Community Centre Association. The name of the Community Centre was changed to Trout Lake after lobbying of the Parks Board by the NIP Committee.

Extensive renovations were made to the existing three-storey building, with the interior being completely modified and expanded to include two new racquetball courts and a reference/first aid room. The improvements include the purchase of a trampoline and other equipment for the gym. A score board and timepiece were installed in the ice rink. In addition, acoustical improvements, including ceiling panels, were completed in both the gym and the rink.

The NIP expenditures includes consultant fees of $24,504.81 for determining costs and methods of cleaning Trout Lake. The NIP Committee used the consultant's report when lobbying for an Urban Demonstration Grant from the federal government. A grant of $2 million plus was obtained and the lake is again open for swimming and fishing.

		CMHC	PROV.	CITY
NIP	686,330.01	343,165.00	171,582.51	171,582.50
NIP Non-Shareable	40,018.45			
Prov. Rec. Fac. Grant	208,333.00			
Pk. Bd. Cap.	87,861.00			
Total	1,022,542.46			

2. Cedar Cottage Neighbourhood House, 4065 Victoria. A rear addition was constructed, site improvements made and a dishwasher provided.

		CMHC	PROV.	CITY
NIP	9,233.25	4,616.83	2,308.31	2,308.31

3. Cedar Cottage Park. Clark Drive at 11th Avenue. An undeveloped ravine site being used as an unofficial dump has been turned into a park with landscaping, tennis courts and lighting.

		CMHC	PROV.	CITY
NIP	105,243.78	52,621.89	26,310.95	26,310.94

4. Brewers Park, Victoria Drive at 26th Avenue. A three-stage improvement included tennis courts, play equipment, drainage, landscaping, fencing, picnic tables and benches.

		CMHC	PROV.	CITY
NIP	170,162.78	85,081.39	42,540.70	42,540.69

5. Clark Park, Commercial Drive between 14th and 15th Avenues. The improvements, which required the closure of one block of Woodland Drive, include tennis courts, jogging path, play complex and lighting.

		CMHC	PROV.	CITY
NIP	195,000.00	97,500.00	48,750.00	48,750.00

6. General Brock Park, Brock Street at 29th Avenue. NIP funds equipped a previously 'empty' park. A Canada Works project provided labour.

		CMHC	PROV.	CITY
NIP	34,610.00	17,305.00	8,652.50	8,652.50
Canada Works	9,922.89			
Park Board Cap.	12,226.96			
Total	56, 759.85			

7. Bronze plaques installed in Clark and General Brock Parks remind the community of how the parks were developed.

		CMHC	PROV.	CITY
NIP	383.49	191.75	95.87	95.87

8. Community Parks at St. Joseph's Church (1558 East 15th Avenue) and St.Margaret's Church. Each site has an easement to ensure they are maintained and available for community use for 15 years. Neither park has been maintained. St. Margaret's Church burned down and no longer has the services of a caretaker. An identification sign was installed at each park.

		CMHC	PROV.	CITY
NIP	19,355.00	9,677.58	4,838.79	4,838.79

9. Queen Alexandra School grounds improvement, including an outdoor "classroom/courtyard", at 1300 E. Broadway. The project encouraged the School Board to make additional interior and exterior improvements.

		CMHC	PROV.	CITY
NIP	36,240.00	18,120.00	9,060.00	9,060.00
School Board	9,060.00			
Total	46,300.00			

10. Lord Selkirk School, 1750 E. Broadway. NIP funds were used for exterior improvements including fence relocation and tree planting. The School Board made additional interior improvements to heating and lighting systems.

		CMHC	PROV.	CITY
NIP	49,520.00	24,760.00	12,380.00	12,380.00
School Board	10,820.00			
Total	60,340.00			

11. Tyee School, 3525 Dumfries. Playground equipment and tree planting.

		CMHC	PROV.	CITY
NIP	7,200.00	3,600.00	1,800.00	1,800.00
School Board	2,000.00			
Total	9,200.00			

12. Daycares. The three daycares operate out of portable buildings located on city-owned land. Money was used for learning tools, furniture and grounds improvements. Learning Tree also had an alarm system installed after a number of break-ins occurred.

	NIP	CMHC	PROV.	CITY
Learning Tree, 15th at Brant St.	9,985.87			
Grandview Nursery, at the Community Centre	4,196.14			
Boat Daycare, 13th at Victoria Dr.	9,500.00			
Total	23,682.01	11,841.01	5,920.50	5,920.50

13. New School. This experimental school, continually subjected to arson attempts, was eventually closed and the building sold. An easement that ensured community access for 15 years provided justification for repayment of the $5,300.00 NIP grant. The money was returned for use in other projects.

14. Library Survey. While the resulting report did not lead to capital committments at the time, the survey was later used to support NIP funding in the adjacent Kensington neighbourhood for a Community Library which serves both Cedar Cottage and Kensington communities.

		CMHC	PROV.	CITY
NIP	744.86	372.43	186.22	186.21

15. Tree planting on Commercial Drive at 15th Avenue, between 14th to 15th and 18th to 22nd Avenues; on Kingsway between Broadway and Nanaimo and at the Victoria/Commercial diversion.

		CMHC	PROV.	CITY
NIP	45,482.67	22,741.34	11,370.67	11,370.66
Property Owners	250.00			
Canada Works	23,678.30			
Parks Board	3,692.68			
Total	73,103.65			

16. Commercial Drive Beautification. Local improvements, including curbing, were implemented on the west side of 15th Avenue and on a walkway from 22nd to Kingsway.

		CMHC	PROV.	CITY
NIP	40,173.64	20,086.82	10,043.41	10,043.41

17. A walkway from Lord Selkirk School to Brewers Park, including purchasing of land.

		CMHC	PROV.	CITY
NIP	62,500.00	31,250.00	15,625.00	15,625.00

18. Purchase of a non-conforming use site at 3901 Victoria and 3918 Alice. Local residents had often complained about the industrial uses on the site, which contained industrial buildings and a house. The industrial building was demolished, the house retained and rented during the time it took to subdivide and sell the lots. Present use is residential. The net surplus of $2,544.68 was made available for other projects as NIP Non-Shareable funds. The financial explanation follows:

Purchase	71,714.06	
Rentals Received	6,040.66	-
Taxes and Water Costs	1,077.55	
Maintenance	852.40	
Repairs	4,688.69	
Demolition	536.00	
Property Resale Rec.	75,372.72	-
NET SURPLUS	2,544.68	

19. Purchase of 3417 Porter Street a single family house on a commercially-zoned lot opposite Trout Lake Community Centre. The owner had plans to develop with a commercial use and the NIP Committee wanted to retain it as residential. The property was subsequently sold after being rezoned to residential. The funds received, $40,018.45, were channelled into the NIP contribution to the Trout Lake Community Centre.

		CMHC	PROV.	CITY
NIP	62,058.87	31,029.44	15,514.72	15,514.71
Resold for Net Cost	40,018.45			
TOTAL	22,040.22			

SOCIAL AND RECREATIONAL FACILITIES TOTAL

NIP	1,540,747.11	774,373.55	387,186.77	387,186.77
RFAP (Prov)	208,333.00			
Park Board Capital	103,780.94			
Canada Works	33,601.19			
School Board Capital	10,820.00			
Property Owners	250.00			
Total	1,895,532.24			
City NIP Non Shareable	40,018.45			

B. SERVICES AND UTILITIES 25/12.5/62.5

1. Pedestrian signal at Victoria Drive and 22nd Avenue.

		CMHC	PROV	CITY
NIP	8,633.37	2,158.34	1,079.17	5,395.86

2. Bus shelters. The NIP Committee designed a Cedar Cottage theme for the twelve bus shelters.

		CMHC	PROV.	CITY
NIP	50,000.00	12,500.00	6,250.00	31,250.00
Sup. Cap	21,322.04			
Total	71,322.04			

3. Sidewalks at Victoria/Commercial diversion and on Commercial between 14th and 15th Avenues.

		CMHC	PROV.	CITY
NIP	8,545.66	2,136.42	1,068.21	5,341.03
Property Owners	3,485.13			
Total	12,030.79			

4. Crosswalk relocation at Victoria/Commercial diversion, to decrease the length of the crossing.

		CMHC	PROV.	CITY
NIP	12,284.12	3,071.03	1,535.52	7,677.57

SERVICES AND UTILITIES TOTAL

		CMHC	PROV.	CITY
NIP	79,463.15	19,865.78	9,932.89	49,664.46
City Sup. Cap.	21,322.04			
Property Owners	3,485.13			
Total	104,270.32			

C. ADMINISTRATION

			CMHC	PROV.	CITY
1. Planning	NIP	111,965.42	55,982.71	27,991.36	27,991.35
2. Implementation	NIP	93,412.43	46,706.22	23,353.11	23,353.10
	Total	205,377.85	102,688.93	51,344.47	51,344.45

D. PLANNING PRIORITIES

1. General:
   a. to improve the parks and recreation facilities;
   b. to improve the safety of the area, in terms of traffic and vandalism;
   c. to upgrade the general appearance and living environmemt of the area, including specific 'nuisance' businesses.

2. Specific, in response to questionnaire suggestions:
   a. to clean up Trout Lake,
   b. to provide a swimming pool,
   c. to provide a library.
   d. to provide bus shelters,
   e. to install traffic lights at the Victoria diversion,
   f. to provide an All-age Drop-in Workshop,
   g. to plant boulevard trees,
   h. to provide washroom facilities in John Hendry Park,
   i. to provide senior citizens' housing,
   j. to enlarge the existing ice-rink.

E. OTHER PLANNING ACTIVITY

1. Commercial zoning study for Commercial/Victoria Diversion district. Council approved rezoning on Aug. 26, 1976.

2. A proposal by a private developer to develop high rise housing on city-owned land was met with strong opposition by the Committee and eventually dropped by the developer.

3. NIP and RRAP were initially administered and implemented together by the same staff. RRAP received lots of publicity, through various methods including media, signboards (designed by NIP staff and constructed by NIP Committee), leaflets and door to door campaigns.

4. The Committee debated the issue of demolition of a 10 unit apartment building, the Flat Iron building at Commercial and Findlay. The solution was renovation and fumigation through RRAP.

F. CEDAR COTTAGE GENERAL PROCESS

Concept Plan was approved at a large public meeting in September, 1975 where a number of aldermen and Parks Board representatives were present.

Goals and objectives were formulated through questionnaire surveys and discussion at NIP committee meetings. They were used as criteria when deciding on projects and referred to continually throughout the program.

Citizens were committed to the program and were prepared to lobby for support and appear as delegations at Council and Parks Board meetings.

Most of the citizens active in NIP are still active in community issues such as the ALRT system and other proposed development projects.

The NIP Committee had teenage members who helped design the Community Centre renovations and who worked with the local police on vandalism and traffic issues.

A police team operated out of the site office and were members of the NIP Committee where they helped to define 'safe' projects such as park and street lighting. This experiment in police and community interaction helped to restructure the policing system in the City.

Planning issues were often tied into NIP projects, such as the solutions to traffic problems implemented with NIP funds.

NIP was a good vehicle for changing accounting practices at City Hall, changing methods of reaching estimates for projects and providing recognition of the benefits to be gained by team work.

There was an educational aspect: those in the committees understand better the processes they have to go through and how to present their case to Council.

* NOTE: See questionnaire response, pg. 78.

CEDAR COTTAGE RRAP: COMMITTED APPLICATIONS, 1974 to JULY 1982

	HOMEOWNER		LANDLORD			TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Funds
1974	-	-	-	-	-	-
1975	97	270,609	13	29	82,949	353,558
1976	118	298,384	25	50	130,924	429,308
1977	84	320,320	35	63	329,350	649,670
1978	30	96,204	24	77	360,152	456,356
1979	8	30,091	10	21	56,531	86,622
1980	21	91,681	5	8	20,934	112,615
1981	10	47,732	2	8	21,475	69,207
1982*	4	10,737	-	-	-	10,737
TOTAL	375	1,165,758	114	256	1,002,315	2,168,073

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

MOUNT PLEASANT

MOUNT PLEASANT NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Three identification plaques, manufactured and installed at Mount Pleasant Neighbourhood House, Kivan Boys and Girls Clubhouse and Robson Park Clubhouse.

		CMHC	PROV.	CITY
NIP	$ 1,136.26	568.13	284.07	284.06

2. Twenty litter containers, manufactured and installed on major arterials.

		CMHC	PROV.	CITY
NIP	1,612.17	806.09	403.04	403.04

3. Two park benches on Kingsway

		CMHC	PROV.	CITY
NIP	1,167.52	583.76	291.88	291.88

4. East Broadway Tree Planting

NIP		CMHC	PROV.	CITY
(50/25/25)	15,921.24	7,960.62	3,980.31	3,980.31
(25/12.5/62.5)	38,328.11	9,582.03	4,791.01	23,955.07
Total	54,249.35	17,542.65	8,771.32	27,935.38

5. Mount Pleasant Historical Document: The funds were used to purchase TV camera/video recorder equipment. An audio-visual committee of the Mount Pleasant Neighbourhood Association (MPNA) handles programming for the equipment and carries on the Historical Document project. The equipment, permanently located in the Kingsgate Mall Branch of the Mount Pleasant Library, serves other uses when not needed for the project.

		CMHC	PROV.	CITY
NIP	4,500.00	2,250.00	1,125.00	1,125.00
MPNA	38.71			
Total	4,538.71			

6. Mount Pleasant Toy Lending Library

		CMHC	PROV.	CITY
NIP	196.74	98.37	49.19	49.18

7. St. Michael's Church Daycare Centre, at Prince Edward and Broadway. Toys, furniture and equipment were purchased.

		CMHC	PROV.	CITY
NIP	1,712.00	856.00	428.00	428.00

8. Native Women's Family and Cultural Centre, at 640 E. Broadway. Furniture and equipment were purchased.

		CMHC	PROV.	CITY
NIP	3,000.00	1,500.00	750.00	750.00

9. Allied Indian Metis Society Half-way House, at 2716 Clark Drive. Furniture was purchased.

		CMHC	PROV.	CITY
NIP	3,000.00	1,500.00	750.00	750.00
Society	16.85			
Total	3,016.85			

10. Mount Pleasant Neighbourhood Association. Office furniture and equipment were purchased.

		CMHC	PROV.	CITY
NIP	3,129.00	1,564.50	792.25	792.25

11. Mount Pleasant Neighbourhood House, 535 W. Broadway. The building was purchased in February, 1977 and is presently operated by a local Board of Management under the auspices of the Neighbourhood Services Association. A pool table and dishwasher were also purchased with NIP funds.

		CMHC	PROV.	CITY
NIP	199,569.31	99,784.66	49,892.32	49,892.33
REFAP	16,594.95			
Total	215,844.62			

12. Kivan Boys' and Girls' Club, at 12th Ave. and St. Catherines. Funds were used to construct a new club building on City-owned land. An Apple II Plus mini computer system was purchased for a learning assistance program.

		CMHC	PROV.	CITY
NIP (50/25/25)	2,000.00	1,000.00	500.00	500.00
NIP (28.57/14.28/57.14)	250,000.00	71,432.14	35,703.57	142,864.29
Canadian Legion	80,000.00			
Donations	50,000.00			
Total Costs	382,000.00			

13. Florence Nightingale School, playground improvements.

		CMHC	PROV.	CITY
NIP	16,656.25	8,328.13	4,164.06	4,164.06
Sch.Bd. (overhead)	4,900.00			
Total	21,556.25			

14. Charles Dickens Elementary School grounds. Playground improvements include a "giant stride" Maypole and planters.

		CMHC	PROV.	CITY
NIP	23.468.00	11,734.00	5,867.00	5,867.00
Sch.Bd. (overhead)	5,910.00			
Total	29,378.00			

15. Sunnyside Park, 17th to 18th Avenue at Glen Drive, across from Charles Dickens Elementary School. The money was used for play equipment and furniture.

		CMHC	PROV.	CITY
NIP	11,634.67	5,817.33	2,908.67	2,908.67

16. South China Creek Park, Broadway to 11th at Clark Drive. The improvements include landscaping and drainage, wading pool, skateboard run and new play equipment with a carved log. A portion of E. 10th was closed between Keith Dr. to the lane west of Clark Drive.

		CMHC	PROV.	CITY
NIP (50/25/25)	176,036.72	88,018.36	44,009.18	44,009.18
NIP (25/12.5/62.5)	22,863.43	5,715.86	2,857.93	14,289.64
Total	198,900.15	93,734.22	46,867.11	58,298.82

17. Nanook Daycare Centre roof-added to the daycare building located at the South China Creek Park which is owned by B.C. Building Corporation.

		CMHC	PROV.	CITY
NIP	4,200.00	2,100.00	1,150.00	1,150.00

18. Robson Park, at Kingsway, St. George, Caroline and 13th Ave. The park improvements include 3 tennis courts, sports box and practice wall, play equipment, landscaping and drainage. The existing clubhouse was raised, rehabilitated and the lower floor finished with donated materials and carpet and shutters provided by NIP. The clubhouse includes two offices, a children's resource library, mother's lounge, 2 small kitchens, 3 washrooms, play space and a storage area. The Mount Pleasant Family Place Centre Society has an 8 year lease for the space they use.

		CMHC	PROV.	CITY
Park:				
NIP	154,393.97	77,196.99	38,598.49	38,598.49
Clubhouse:				
NIP	76,929.00	38,464.78	19,232.39	19,232.39

19. Neighbourhood House, Toys and Equipment. Toys and equipment for neighbourhood groups administered through the Neighbourhood House.

		CMHC	PROV.	CITY
NIP	1,196.00	598.00	299.00	299.00

SOCIAL AND RECREATIONAL FACILITIES TOTAL

		CMHC	PROV.	CITY
NIP (50/25/25)	701,908.85	351,454.43	175,727.22	175,727.32
NIP (25/12.5/62.5)	61,191.54	15,297.89	7,648.91	38,244.71
NIP (28.58/14.28/57.14)	250,000.00	71,450.00	35,700.00	142,850.00
Mount Pleasant Neigh.Assoc.	38.17			
Allied Indian Metis Society	16.85			
REFAP (Prov)	16,594.95			
Canadian Legion	80,000.00			
Private Donations	50,000.00			
School Bd. Overhead	4,900.00			
Total	1,164,650.36	438,202.32	219,076.13	356,821.93

B. SERVICES AND UTILITIES 25/12.5/62.5

1. Traffic improvement measures. Two projects originated from a plan prepared by City staff in 1974 and viewed in public meetings in 1977.

a) Landscaped intersection circles were installed at 3 locations:
10th/Carolina
16th/Windsor
13th/Windsor
Each circle consists of a 15 foot diameter curbed circle in the centre of the intersection with landscaping and light standards.

b) The traffic diverter is a concrete barrier with low lying shrubbery reaching from the south-west corner to the north-west corner of 11th Avenue and Guelph Street.

		CMHC	PROV.	CITY
Circles:				
NIP	7,225.18			
Diverter				
NIP	21,059.45			
Total	28,284.63	7,071.16	3,535.58	17,677.89

2. Tree planting
   a) Prince Albert to Fraser Street on Broadway
   b) Kingsway to Knight on Broadway
   c) Kingsway to Fraser on 15th (N/S)
   d) boulevards 2 phases

		CMHC	PROV	CITY
NIP	159,706.08	39,926.52	19,963.26	99,816.30
Canada Works	22,615.23			
Total	182,321.31			

3. Bus shelters (17)

		CMHC	PROV	CITY
NIP	6,461.39	1,615.35	807.67	4,038.37

4. Sidewalk installation, Kingsway to Fraser on 15th (N/S)

		CMHC	PROV	CITY
NIP	2,486.39	621.60	310.80	1,554.00

5. Paving and Curbing

		CMHC	PROV	CITY
NIP	278,076.06	69,519.02	34,759.50	173,797.53
Prop.Own.	270,810.56			
City Cap.	601,684.25			
Total	1,150,571.17			

SERVICES AND UTILITIES TOTAL

		CMHC	PROV	CITY
NIP	474,978.55	118,744.63	59,372.31	296,861.57
Property Owners	270,810.86			
City Capital	601,684.25			
Canada Works	22,615.23			
Total	1,370,088.89			

C. ADMINISTRATION 50/25/25

		CMHC	PROV	CITY
1. Planning	43,823.04	21,911.52	10,955.76	10,955.76
2. Implement.	153,558.57	76,779.28	38,389.65	38,389.65

D. GENERAL PROCESS NOTES

October, 1975 Council designates a portion of Mount Pleasant as NIP area.

March, 1976 Public meeting establishes a Mount Pleasant Triangle Citizens' NIP Committee with many members from the Mount Pleasant Neighbourhood Association.

April, 1976 Habitat Mount Pleasant Neighbourhood Walk.

May, 1976	All households surveyed to determine priorities for NIP funds and design-ins held at Robson, Sunnyside and South China Creek Park.
June and September, 1976	Public meetings to discuss the NIP Concept Plan.
September, 1976	Council approves Mt. Pleasant Concept Plan, containing land use policies and NIP funding.

MOUNT PLEASANT PLANNING STUDIES

January, 1976	Social facilities questionnaire - to all churches, schools, large clubs, etc. re amount, type and usage of existing social faciities
July, 1976	Mount Pleasant NIP Housing Function Survey by UBC student to learn about housing condition, tenant satisfaction and rents .
December, 1974	Mount Pleasant Image Survey by Stan King to determine residents' perception and aspirations for Mount Pleasant.
July, 1978	Review of zoning for that portion of the Mount Pleasant NIP Triangle located west of Guelph Street.

* NOTE: See questionnaire response, pg. 76

MOUNT PLEASANT RRAP: COMMITTED APPLICATIONS, 1976 to JULY 1982

	HOMEOWNER		LANDLORD			TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Funds
1976	70	215,559	10	15	64,400	279,959
1977	88	335,854	54	140	677,607	1,013,461
1978	16	53,897	26	63	261,384	315,281
1979	9	24,615	6	20	60,550	85,165
1980	11	36,767	3	9	21,587	58,354
1981	8	36,298	3	15	45,000	81,298
1982*	1	2,030	-	-	-	2,030
TOTAL	203	705,020	102	262	1,130,528	1,835,548

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

DOWNTOWN-EASTSIDE/OPPENHEIMER

DOWNTOWN-EASTSIDE / OPPENHEIMER
NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Oppenheimer Park: improvements include drainage, landscaping, a recreation area and a playground. The new park has a significant and positive impact on the neighbourhood, attracting many residents and users of the area including children from nearby daycare centres and seniors from Oppenheimer, Antionette and Roddan Lodges.

		CMHC	PROV.	CITY
NIP	80,641.15	40,320.58	20,160.29	20,160.29
Pk. Bd.	50,580.00			
Total	131,221.15			

2. Tree planting: 300-500 block Powell and Cordova, 200 block Powell (North side), 600 block Cordova, 100-300 block Main Street.

		CMHC	PROV.	CITY
NIP	36,236.09	18,118.05	9,059.02	9,059.03

3. Powell Street Lighting Improvements: an earlier project involving Beautification of Powell Street did not receive sufficient support from the property owners and therefore, without additional financial support only the lighting improvements portion of the project could be implemented. This involved new pedestrian level lights, overhead lights and sidewalk improvements.

		CMHC	PROV.	CITY
NIP	67,900.27	33,950.13	16,975.07	16,975.07

4. Franciscan Sisters of the Atonement School Daycare, 385 E. Cordova Street: repair and renovation of the swimming/wading pool. Private donation was from J. Boshard & Sons Ltd. who volunteered labour for painting.

		CMHC	PROV.	CITY
NIP	1,000.00	500.00	250.00	250.00
Donations	80.79			
Total	1,080.79			

5. The Door is Open, 508 E. Cordova Street: A community group purchased carpentry and leather-working tools to help local residents acquire

manual skills and the confidence needed for full-time employment.

		CMHC	PROV.	CITY
NIP	945.00	472.50	236.25	236.25

6. Downtown-Eastside Community Association Services Society: The Society purchased tools and equipment to enable them to employ local unemployed residents for small-scale repairs and renovations to local dwelling units. As the Society dissolved before the full grant of $2,260 was used, the expenditure was lower than anticipated and the equipment was transferred to the Park Board.

		CMHC	PROV.	CITY
NIP	565.00	282.50	141.25	141.25

7. Health Clinic, 412-420 E. Cordova Street: An existing clinic was replaced by a new building on a new site. The building, developed by the Greater Vancouver Housing Corporation, combines the health clinic with residential units.

	CLINIC	RESIDENCE	TOTAL	CMHC	PROV.	CITY
NIP	328,858.73		328,858.73	164,429.36	82,214.68	82,214.68
CMHC Loan	341,900.00	1,420,800.	1,762,700.00			
Total	670,758.73	1,420,800.	2,091,558.73			

SOCIAL AND RECREATIONAL FACILITIES TOTAL

			CMHC	PROV	CITY
NIP	516,146.24		255,492.39	127,746.20	127,746.20
Park Board	50,580.00				
Donations	80.79				
Total	567,468.03				
plus	1,762,700.00	(CMHC Loan)			

B. JAPANESE COMMUNITY FACILITIES 28.57/14.29/57.14

A Japanese Community Facilities Sub-Committee of the Citizens' NIP Committee was established to recommend fund allocations for facilities owned privately by the Japanese community and to ensure that NIP funded Japanese facilities would be accessible to the whole community.

1. Japanese Language School, 475 Alexander Street: The school is one of the primary cultural facilities used by the Japanese community of Vancouver. NIP funds were used for materials and specialized labour, with general labour provided by volunteers. The School solicited private donations to cover additional expenses beyond the NIP grant: approximately $16,000 was raised.

		CMHC	PROV	CITY
NIP	50,000.00	14,285.00	7,145.00	28,570.00
Donations	16,000.00			
Total	66,000.00			

2. Buddhist Temple Community Complex, 220 Jackson Street: NIP funds were used for the gymnasium portion of a new building to replace the 74-year-old Temple. The new complex includes a temple, hall, meeting rooms and a gymnasium.

		CMHC	PROV	CITY
NIP	100,000.00	28,570.00	14,290.00	57,140.00
Church Funds: Cash	100,000.00			
Bank Loan	100,000.00			
Donations	300,000.00			
Argyle St. property	150,000.00			
Total	750,000.00			

JAPANESE COMMUNITY FACILITIES TOTAL

		CMHC	PROV	CITY
NIP	150,000.00	42,855.00	21,435.00	85,710.00
Church Funds and Other	666,000.00			
Total	866,000.00			

C. ADMINISTRATION 50/25/25

1. Planning

		CMHC	PROV	CITY
NIP	52,583.76	26,291.58	13,145.94	13,145.94

2. Implementation

NIP	19,334.16	9,667.08	4,833.54	4,833.54
City Capital	70,000.00			

D. GENERAL PROCESS

October, 1975	Council approves designation of Downtown-Eastside as a 1975 NIP community; total NIP allocation of 685,000.
November, 1975	Council rezones area to CD-1 (Comprehensive Development District) to stabilize existing land uses and densities.
February, 1976	Council approves Planning Stage Work Program outlining the various studies required and the cooperative efforts of other civic departments needed to formulate a concept plan.

June, 1976 Council endorses Oppenheimer Area Planning Committee with specific representation of interests:

MEMBERSHIP:
- 1 industrial owner
- 1 industrial tenant
- 1 commercial owner
- 1 commercial tenant
- 1 employee
- 1 residential owner (non-resident)
- 1 residential owner (resident)
- 3 tenants
- 1 representative of Chinese community
- 1 representative of Japanese community

12 members, each with an alternate

September, 1976 Council approves the Downtown-Eastside (Oppenheimer Area) Land Use and NIP Concept Plan after Public Meeting.

May, 1980 Council approves "The Downtown-Eastside/Oppenheimer Policy Plan" and "Official Development Plan" after Public Meeting.

RRAP ACTIVITIES

A significant majority of dwelling units in the Downtown-Eastside are low-cost, hostel-type units available in hotels and rooming houses. Because RRAP initially applied only to self-contained units, the Planning Department requested that RRAP eligibility be extended to hostel-type units and NHA legislation was amended accordingly in 1977.

PLANNING GOALS

O.A.P.C. Land Use Concept Plan

> "The present mixed use character of the neighbourhood be retained and that improvements be geared to enhance the environment from a people oriented perspective, and that the residential component be maintained and encouraged."

NIP Concept Plan

> "The social needs of the residents are of the utmost importance and warrant large NIP expenditure. In view of the small amount of NIP funding available the money should be used in general, as seed money for fairly large projects rather than a larger number of small projects."

STUDIES COMPLETED

1. Land Use Analysis and Industrial Land Use - Planning Department
2. Traffic and Pedestrian Safety - Engineering Department
3. Social and Recreational Needs - Social Planning Department

4. Housing Studies:

   a. a survey of hotels and rooming houses to determine the extent to which the Lodging House and Fire By-laws were being enforced. The Study was conducted by the City's Health, Fire and Social Planning Departments.

   b. a socio-economic survey of the same hotels and rooming houses. The study was conducted by the Downtown-Eastside Residents Association (D.E.R.A.) funded by Canada Works.

   c. a study of the conditions of units in hotels and rooming houses, their rent structure and population declines to determine their economic viability. The study was conducted by a consultant retained by the B.C. Hotel Owners Association, with partial funding from Canada Manpower.

*NOTE: See questionnaire response, pg. 95 & 99

DOWNTOWN EASTSIDE RRAP: COMMITTED FUNDS, 1976 TO JULY 1982

	HOMEOWNER		LANDLORD					TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Bed Units	Committed Funds	Funds
1976	2	7,500	3	48	474,975	-	-	482,475
1977	1	6,000	1	2	20,000	-	-	26,000
1978	2	11,975	2	13	114,950	-	-	126,925
1979	-	-	-	-	-	-	-	-
1980	-	-	-	-	-	-	-	-
1981	-	-	1	-	-	39	75,750	75,750
1982*	-	-	-	-	-	-	-	-
TOTAL	5	25,475	7	63	609,925	39	75,750	711,150

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

RILEY PARK

RILEY PARK NIP PROJECT/PROCESS INVENTORY

A. Social and Recreational Facilities (Contribution split 50% CMHC/25% Province/25% City)

1. Two Community Vans. The vans, 13-17 seater Busettes, provide access for Riley Parkers and local service groups to public facilities within and around Vancouver. The provision of these mobile capital assets required special relaxation of CMHC's NIP regulations and falls in the 28.5/14.2/57.3 funding formula. A management committee, operating out of the Little Mountain Neighbourhood House, program the use of the vans which are equipped to carry wheelchair passengers.

		CMHC	PROV.	CITY
NIP	40,598.38	11,599.54	5,799.77	23,199.07

2. Two Bronze Plaques. Located at the Recreation Centre and at Main and 28th Avenue, the plaques acknowledge NIP in Riley Park.

		CMHC	PROV.	CITY
NIP	1,739.29	869.65	434.82	434.82

3. Thirteen Litter Containers

		CMHC	PROV.	CITY
NIP	3,030.85	1,515.43	757.71	757.71

4. Bunny Trail Mini-Park. The pedestrian walkway, with its low maintenance landscaping and a concrete sidewalk on city-owned land, reinforces a historical pedestrian connection between two non-aligned street ends at Quebec Street and Main Street. The Bunny Trail became a higher priority issue when it was discovered that one of the adjacent city lots was sold, with another for sale. The NIP Committee approved expenditures for developing the mini-park in order to prevent the sale of the second lot and the loss of the convenient connection. Interdepartmental communications were enhanced by the issue when the Planning Department achieved representation on the Property Endowment Fund Board, a Finance Department Agency responsible for management of city lands.

		CMHC	PROV.	CITY
NIP	7,907.29	3,953.65	1,976.82	1,976.82

5. Hillcrest Park and Melrose Avenue Closure, adjacent to Nat Bailey Stadium at Dinmont, Peveril and Midlothian Avenues. The improvements include implementing the street-closure. A design-in attracted 100 residents and sports people and resulted in upgrading of baseball facilities, an asphalt walkway, benches, a play area and landscaping.

		CMHC	PROV.	CITY
NIP	64,270.12	32,135.06	16,067.53	16,067.53

6. Riley Park, adjacent to community centre. The improvements based on a well-attended design-in, include a playground, an asphalt walkway, drainage, landscaping and lane lighting. The latter project, meant to alleviate vandalism in and around the park, falls within the 25/12.5/62.5 funding formula.

NIP 50/25/25	58,084.79	29,042.40	14,521.20	14,521.19
NIP 25/12.5/67.5	856.08	214.02	107.01	535.04
Total	58,940.85	29,256.42	14,628.21	15,056.23

7. Cartier Park and CNIB Grounds at 37th Ave. and Prince Edward Street. Seventy-five residents and children participated in a design-in to help determine the improvements required for the community to make better use of the space. The project includes rehabilitation of the playfield, a small children's play area, a new baseball backstop and landscaping. Lighting of the area in front of the CNIB was also included as a means to reduce vandalism and the attraction of the place as a local hangout.

		CMHC	PROV.	CITY
NIP	30,057.09	15,028.55	7,514.27	7,514.27

8. Prince Edward Park between Sophia and Prince Edward Streets on 21st Avenue, adjacent to David Livingstone Elementary School. 110 local residents participated in the design-in which led to the construction of a children's play area, fitness station, benches, park lights, additional drainage and landscaping. New post and rail fencing was installed to prevent motor vehicle access onto the park site.

		CMHC	PROV.	CITY
NIP	69,470.96	34,735.48	17,367.74	17,367.74

9. David Livingstone Elementary School, 315 East 23rd. The School Board sponsored a design-in which resulted in the installation of new security doors to the gymnasium. That space can now be used by the community after regular school hours.

		CMHC	PROV.	CITY
NIP	2,332.79	1,166.40	583.20	583.19
Sch. Brd.	525.00			
Total	2,857.79			

10. Wolfe Elementary School, 4251 Ontario. The installation of a multi-purpose hard surface area provides the community with an outdoor active recreation facility available for tennis, basketball or street hockey.

		CMHC	PROV	CITY
NIP	32,615.07	16,307.54	8,153.77	8,153.77
Sch. Brd	3,760.00			
Total	36,375.07			

11. General Brock Elementary School, 4860 Main Street. The improvements, which facilitate a number of after-school community activities, include the purchase and installation of gymnasium and wood-working equipment. An existing children's playground was also expanded and improved.

		CMHC	PROV.	CITY
NIP	22,433.81	11,216.91	5,608.45	5,608.45
Sch. Brd.	849.00			
Total	23,282.81			

12. General Brock School Annex, 425 East 29th . The existing children's play facility was expanded and improved to facilitate community use of the space, which is the only open space available in the vicinity. A special needs daycare facility, organized and sponsored by the Little Mountain Neighbourhood House Society, received start-up funds and a portable trampoline.

		CMHC	PROV.	CITY
NIP	16,856.00	8,428.00	4,214.00	4,214.00
Ministry of Human Res.	3,000.00			
Total	19,856.00			

13. Riley Alternate School, 28th At Sophia Street. Sound screens, carpeting and bulletin boards subdivide the school space, located in the basement of a church, allowing classroom and one-to-one counselling functions to occur simultaneously. This dramatically improved the teaching environment at this school.

		CMHC	PROV.	CITY
NIP	4,073.36	2,036.68	1,018.34	1,018.34

14. Park Fieldhouses. Major renovations have upgraded the existing fieldhouses in Prince Edward, Riley and Hillcrest Parks. The fieldhouses include a caretaker's residence and public washrooms/changing rooms. In Riley Park the existing changing room was converted into a pottery/craft room in conjunction with the adjacent community centre. A similar space in Prince Edward Park Fieldhouse was converted into a community room where meetings, workshops and programs can be held. This work set a new Park Board policy to retain fieldhouses and keep them operational.

		CMHC	PROV.	CITY
NIP	64,497.00	32,248.50	16,124.25	16,124.25
RRAP	7,500.00			
PARK BOARD	45,609.00			
Total	117,606.00			

15. Riley Park Recreation Complex, at 32nd and Ontario, the northern side of Riley Park. A design team, with architects and representatives from the NIP Committee, the Community Centre Association, the Parks Board and the Planning Department, met weekly to discuss major renovations and new construction. The team distributed a questionnaire to Riley Parkers and complex users to determine community priorities for the expanded complex. The architectural consultants recorded citizens' ideas in both written and graphic form during a five day design-in.

    The improvements consist of a larger, more spacious assembly area and kitchen, games room, a senior's lounge, coffee shop, babysitting/craft space and a complete health club including an exercise room, a sauna and a spa. Staff offices were centralized, with furniture and interior decorations provided.

    The ice rink acoustics and sound system were improved after a student, hired by the Planning office, completed a technical survey of noise levels in the adjacent residential area. Local residents appeared at Council to support the request for sound improvements. In addition, 275 pairs of roller skates were purchased as requested by local youth, to enable the operation of a skating program in the ice rink during the summer months.

		CMHC	PROV.	CITY
NIP	330,792.25	165,396.12	82,698.06	82,698.06
Park Bd. Cap.	267,104.00			
RFAP (Prov)	188,972.32			
Comm. Assoc	5,000.00			
Total	791,868.57			

16. Little Mountain Neighbourhood House/Youth Centre/ Storefront Library, 3981 Main. Before NIP arrived in Riley Park, there were a variety of community groups and agencies operating without the benefit of a co-ordinating agency to ensure programs and activities consistently met community needs. The Little Mountain Neighbourhood House Society was created through NIP to fulfill this role and the new Neighbourhood House provides the physical space for the Society's numerous programs.

    The Society was registered as a non-profit organization under the Society's Act after initial organizational planning was completed during a nine month Canada Works Project in 1978. The Society has 3 primary functions, the first being the operation of numerous community programs ranging from home repair for seniors to social and recreation opportunities for all ages. A second function is to acquire operating funds to maintain both the programs and the Neighbourhood House itself. United Way, the City and the Provincial Department of Human Resources provide the majority of operating funds and rental fees from the Library Board help to offset the cost of building maintenance.

    The third function of the Society is to manage the physical space within the building. The Neighbourhood House acts as an informal gathering place and information clearing house with people continually walking in off the street with inquiries or to use the library and other facilities within the building. A 19 member Board of Directors, the majority of whom either live or work in Riley Park, contributes to general policy as well as to specific projects, committees and programs. Permanent staff of the Society include an Executive Director and receptionist.

		CMHC	PROV.	CITY
NIP	611,114.99	305,557.49	152,778.41	152,778.74
Sup. Cap.	52,700.00			
Unappropriated City NIP	32,148.00			
City Revenue Surplus	23,000.00			
Rentals	2,908.94			
Consolidated NIP	5,551.28	2,775.64	1,387.82	1,387.82
G.W. NIP	1,448.72	724.36	362.18	362.18
Canada Works	18,564.00			
Total	747,435.93			

17. Community Clean-Up Program. Initiated through N.I.P., Young Canada Works and the Provincial Youth Employment Program were used to assist in this neighbourhood home repair and clean-up project which ran from 1977 to 1980.

Canada Works	4,366.45
Prov. Youth Emp.	4,052.88
City Cap.	10,584.69
Total	19,004.02

18. Main Street Beautification and Merchant's Association. The beautification design was facilitated by a design team that had representation from the Citizen's Planning Committee, the Main Street Merchants' Association (MSMA) and the City Engineering and Planning Departments. The improvements, designed to revitalize the pedestrian-oriented local shopping area, include benches, ornamental lights, drinking fountain, litter containers, red-brick sidewalks, bike racks and attractive planting. Trees were also planted between 16th and 33rd Avenues.

The MSMA, created through NIP in June 1977, held a community fair in October 1977 and began publishing a newsletter in November 1977. With assistance from the Planning Department and John Zvyderwijk, from the Small Business Institute of Vancouver Community College, MSMA initiated a two-phase Main Street Revitalization Project. Phase 1 was primarily organizational, its intention to establish the Association as a "vital merchant collective action group" being successfully met. A catalogue of business information and resources was developed and a "Small Business Manual" outlined specific problems and actions.

Phase II saw the implementation of one of these actions, the establishment of a Small Business Centre. Funded by a Canada Works grants, a staff of three operated the Centre and implemented 19 projects from October 1978 to April 1979. An evaluation, by the Planning Department, of Phase II notes the major successes to be merchant information and collective action projects.

		CMHC	PROV.	CITY
NIP (25/12.5/62.5)	45,353.50	10,838.38	5,419.19	27,095.93
NIP (50/25/25)	172,534.64	86,267.32	43,133.66	43,133.66
Canada Works	14,475.00			
City Cap.	6,641.55			
Total	239,004.69	97,105.70	48,552.85	70,229.59

SOCIAL AND RECREATIONAL FACILITIES TOTAL

		CMHC	PROV	CITY
NIP (50/25/25)	1,530,308.68	765,154.34	382,577.17	382,577.17
NIP (25/12.5/62.5)	46,209.58	11,552.40	5,776.20	28,880.98
School Bd.	5,134.00			
Ministry of Human R.	3,000.00			
Prov. Youth E. Program	4,052.88			
RRAP	7,500.00			
Park Bd.	312,713.00			
RFAP	188,072.32			
Comm. Assoc.	5,000.00			
City Sup. Cap.	52,700.00			
Unapp. City NIP	32,148.00			
City Revenue Surplus	23,000.00			
City Cap.	17,226.24			
Rentals	2,908.94			
Canada Works	37,405.45			
Total	2,268,279.09	776,706.74	388,353.37	

B. Services and Utilities (Contribution split 25% CMHC/12.5% Province/62.5% City)

1. Street Improvement Subsidies. The NIP Committee initiated numerous Local Improvement Petitions for paving, curbs and sidewalks. The improvements provide a general clean-up of the neighbourhood, strengthen local pride and help to improve street safety, especially around schools and parks. NIP funds were used as a subsidy for the property owners share of the total costs and to cover the full cost of lane improvements at 26th and John Street. The School Board contributed routine improvements to sidewalk crossings.

		CMHC	PROV.	CITY
NIP	142,669.00	35,667.25	17,833.63	89,168.12
City Sup. Cap.	500,530.00			
Property Owners	125,979.00			
School Board	6,000.00			
Total	775,178.00			

2. 33rd and Ontario Pedestrian Signal, a public safety measure.

		CMHC	PROV.	CITY
NIP	15,883.00	3,970.75	1,985.38	9,926.87

3. Bus shelter relocation, a joint project with Graddview Woodland.

		CMHC	PROV.	CITY
NIP	1,016.04	254.01	127.01	635.02

4. 23rd Ave. Closure near Tupper. Traffic and speeding problems led to the NIP Committee initiating the closure of this heavily used school crossing. After several public meetings, questionnaire distribution to local residents, the School Board and the City, and a six-month temporary closure, City Council approved a permanent closure that allows only emergency vehicle access.

City Sup. Cap. 15,000.00

SERVICES AND UTILITIES TOTAL

		CMHC	PROV	CITY
NIP	159,568.04	39,892.01	19,946.00	99,730.03
City Sup.Cap.	515,530.00			
Prop. Owners	125,979.00			
	6,000.00			
Total	807.077.04			

C. Administration 50/25/25

			CMHC	PROV	CITY
1. Planning	NIP	68,969.12	34,484.56	17,242.28	17,242.28
2. Imp.	NIP	213,131.20	106,565.60	53,282.80	53,282.20
	Total	282,100.32			

D. Other Activities

1. Policy Evaluation, done by UBC students
   a. Neighbourhood Housing
   b. Main Street Zoning

2. Main Street/Riley Park Parking Survey

3. Fraser Street Study: Kingsway to 37th Avenue, 1979
   (Study done jointly with Kensington)

4. Little Mountain Housing Project: preliminary review of upgrading needs with input from Planning staff, community representatives and the Province (B.C. Housing Corporation Manager).

5. Housing: preliminary evaluation of concerns for input into broader City housing studies.

E. Riley Park NIP Process

Preparation of concept plan:
1. define neighbourhood problems and opportunities
2. devise and discuss goals and specific projects to achieve them (input from the community via questionnaire)
3. draft final goals and project categories into concept plan.
4. several public meetings held to endorse concept plan.

Goals were conceived to be long term, of a general nature and were broken into categories of problem areas. Priorities for projects were developed with reference to what could be done within the available budget. Detailed designing was done just prior to project implementation. Goals were not modified but there were changes to projects due to unforseen impacts, maintenance costs, etc.

NIP committee had representatives from specific organized groups and from most geographical areas within Riley Park. Various age and income groups were represented, including teenagers.

The Committee realized, early in the process, that to achieve goals they would have to lobby decision making bodies on occasion. As this was discussed early, a good lobby mechanism was developed.

NIP Successes:

- Greater sense of neighbourliness and confidence in community.
  Greater trust amongst the various community groups that worked together on NIP.
  Community is cleaner and better maintained (RRAP take-up was good, partially because RRAP staff worked out of the site office).
  Information level improvements.
  Community people have learned how to deal with the city bureaucracy.
  Neighbourhood House is particularly important in maintaining a continued commitment for neighbourhood improvement. Before NIP, there was no single group that could deal with community wide issues.

* NOTE: See questionnaire response, pg. 83, 88 & 92

RILEY PARK RRAP: COMMITTED FUNDS, 1977 to JULY 1982

	HOMEOWNER		LANDLORD			TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Funds
1977	61	231,612	9	24	180,885	412,497
1978	122	391,884	50	94	358,556	750,440
1979	52	169,385	18	38	111,028	280,413
1980	39	155,119	9	21	42,211	197,330
1981	22	78,770	3	4	10,000	88,770
1982*	13	56,586	-	-	-	56,586
TOTAL	309	1,083,356	89	181	702,680	1,786,036

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

GRANDVIEW-WOODLAND

GRANDVIEW WOODLAND NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Schools

a. MacDonald School, at Hastings and Victoria. Teachers at the School had identified malnutrition as the cause of children sleeping during classes. A food distribution centre was constructed in the School basement, with a serving counter, cupboards, sink, stove and fridge to allow for service of nutritious meals. The room shape and structure generated an interior noise problem that was partially alleviated by the installation of sound absorption panels, which also improved the appearance of the lunchroom.

Traffic noise was another problem outside the School, where a creative playground had been constructed. Heavy landscaping was put in as a sound barrier on a corner of the site. The School Board has since installed a short fence around the landscaping, in order to reduce maintenance costs.

		CMHC	PROV.	CITY
NIP	85,534.26	42,767.13	21,383.57	21,383.56
Sch. Bd. (overheads)	9,930.00			
Total	95,464.26			

b. Laura Secord School, at Broadway and Victoria. A substandard gym was replaced by a new gym that includes a community kitchen, a hardwood floor and fire mat, climbing bars and game nets. The facility can be rented by community groups for portions of the evenings or weekends. Overtime costs of a janitor is minimized by timers for heat and hot water that can be preset. Off-hours access is provided by keys kept by community leaders.

Outside improvements include a creative playground, lighting and a full-sized, grassed soccer field that required drainage work.

		CMHC	PROV.	CITY
NIP	590,422.66	295,211.33	147,605.67	147,605.66
Sch. Bd. (overheads)	54,122.00			
Total	644,544.66			

c. Lord Nelson School, 2235 Kitchener. A multi-purpose, hard surface playground was constructed to include a slide complex and twin cable ride. In addition, a self-irrigating playing field, with lighting and landscaping, was installed. A fieldhouse project was initially proposed but dropped to allow for a larger field.

Discussions continued for two years to result in the closure of a lane between 2100 block Kitchener and Charles Street. The funding formula for this project was 25/12.5/62.5.

		CMHC	PROV.	CITY
NIP (50/25/25)	108,972.06	54,486.03	27,243.01	27,243.02
NIP (25/12.5/62.5)	1,382.51	345.63	172.81	864.07
Sch. Bd. (overheads)	8,425.00			
Total	118,779.57	54,831.66	27,415.82	28,107.89

d. Design consultants for community playgrounds at MacDonald, Laura Secord and Lord Nelson Schools. The consultant was chosen by representatives from each School and the NIP Committee.

		CMHC	PROV.	CITY
NIP	17,955.15	8,977.58	4,488.79	4,488.78

e. Tree planting at MacDonald and Laura Secord Schools. The trees were planted by the school children.

		CMHC	PROV.	CITY
NIP	5,279.71	2,639.86	1,319.93	1,319.92

SCHOOL TOTALS

		CMHC	PROV.	CITY
NIP (50/25/25)	808,163.84	404,081.92	202,040.96	202,040.96
NIP (25/12.5/62.5)	1,382.51	345.63	172.81	864.07
Sch. Bd. (overheads)	72,477.00			
Total	882,023.35	404,427.55	202,213.77	202,213.77

2. Parks

a. Templeton Park, at Templeton Drive and Adanac Street. Initially the Templeton Park improvements were grounds oriented: a resurfaced north field, rubberized asphalt running track, play and picnic area, tot swings, landscaping, lighting and drainage. After an elaborate evaluation of alternative proposals, the NIP Committee recommended pool expansion as the most beneficial use of the remaining funds. A consultant was hired and the existing pool facility now has a health spa and community room.

		CMHC	PROV.	CITY
NIP	564,526.08	282,263.04	141,131.52	141,131.52
Park Board	42,942.83			
Total	607,468.91			

b. Grandview Park, at Commercial and William Streets. The improvements include a creative playground and fieldhouse renovations. NIP funds, by initiating fieldhouse renovations for that portion of the building open to the community, encouraged funding from other sources for improvements to other parts of the building. The result has allowed the fieldhouses in this and other parks to remain operational.

		CMHC	PROV.	CITY
NIP	32,312.44	16,156.22	8,078.11	8,078.11
RRAP	2,500.00			
Park Bd. Capital	15,843.00			
Total	50,655.44			

c. Tennis courts, a demonstration project in both Grandview and Garden Parks.

		CMHC	PROV.	CITY
NIP	81,127.04	40,563.52	20,281.76	20,281.76

d. Garden Park, at 2nd Avenue and Garden Drive. The improvements include fieldhouse renovations, as in Grandview Park, and a creative playground, tables, tot swings and lighting. In addition, work was completed on field drainage which has not been totally successful in alleviating swamping conditions.

		CMHC	PROV.	CITY
NIP	28,700.00	14,350.00	7,175.00	7,175.00
RRAP	2,500.00			
Park Bd. Capital	11,134.44			
Total	42,334.44			

e. McSpadden Park, at Victoria and 4th Avenue. The improvements include a creative playground, landscaping and field drainage.

		CMHC	PROV.	CITY
NIP	141,043.44	70,521.72	35,260.86	35,260.86

f. Victoria Park, at Victoria Drive and Kitchener Avenue. A variety of improvements, including drainage, bocce courts, a running track, fitness circuit and playground, were implemented in successive stages as proposals for additional projects came forth.

		CMHC	PROV.	CITY
NIP	80,579.00	40,289.50	20,144.75	20,144.75
Park Bd. Capital	12,435.80			
Total	93,014.80			

g. Park identification signs at Grandview, Garden, McSpadden and Victoria Parks.

		CMHC	PROV.	CITY
NIP	1,732.44	866.22	433.11	433.11

PARK TOTALS

		CMHC	PROV.	CITY
NIP	904,984.83	452,492.41	226,246.21	226,246.21
RRAP	5,000.00			
Park Bd. Capital	91,809.24			
Total	1,001,794.07			

3. Community Services

a. Children's Place play equipment. The daycare facility, for handicapped children, is located in Britannia Centre.

		CMHC	PROV.	CITY
NIP	2,140.00	1,070.00	535.00	535.00

b. Britannia/REACH Toy Lending Library. The lending library provides toys to various daycare facilities in the community. The toys, held in the basement of the Britannia Library, provide variety for the children by supplementing those toys owned by each daycare.

		CMHC	PROV.	CITY
NIP	2,934.00	1,467.00	733.50	733.50

c. REACH Community Health Centre renovations, 1145 Commercial Drive. Because the Centre is not a city-owned facility, the funding formula was 28.6/14.3/57.1.

		CMHC	PROV.	CITY
NIP (28.6/14.3/57.1)	39,590.00	11,322.74	5,661.37	22,605.89

d. Learning Resources Centre. Basement renovations in Britannia Library provide classroom space for Adult Basic Education (ABE) and English as a Second Language (ESL) programs.

		CMHC	PROV.	CITY
NIP	78,122.85	39,061.43	19,530.71	19,530.71
Civic Bldg. Dept. (staff time)	1,322.00			
School Board (staff time)	5,000.00			
Total	84,444.85			

e. Storefront Alternative School, Commercial Drive at Venables. Students from the School, which runs a high school drop-out program, supplied the labour for the project. As a non-city-owned facility, the funding formula was 28.6/14.3/57.1.

		CMHC	PROV.	CITY
NIP (28.6/14.3/57.1)	750.00	214.50	107.25	428.25

f. Britannia Community Place. A small-scale class/meeting room and lounge, with furniture, located next to the Britannia Library.

		CMHC	PROV.	CITY
NIP	5,941.51	2,970.76	1,485.38	1,485.37

g. MOSAIC, a community translation service at 924 Commercial Drive. Office equipment and furnishings were provided.

		CMHC	PROV.	CITY
NIP	9,456.47	4,728.24	2,364.12	2,364.11

h. Directory of Community Services. The Directory, prepared by Community Centre staff, was distributed to all households. Editing costs were supplemented by a Canada Manpower Grant.

		CMHC	PROV.	CITY
NIP	11,010.15	5,505.08	2,752.54	2,752.53
Canada Manpower	600.00			
Total	11,610.15			

COMMUNITY SERVICES TOTAL

		CMHC	PROV.	CITY
NIP (50/25/25)	109,604.98	54,802.49	27,401.25	27,401.24
NIP (28.6/14.3/57.1)	40,340.00	11,537.24	5,768.62	23,034.14
Civic Bldg. Dept.	1,322.00			
School Board	5,000.00			
Canada Manpower	600.00			
Total	156,866.98	66,339.73	33,169.87	50,435.38

4. Housing: Vancouver East Scattered Co-op, a unique combination of NIP, RRAP, LAP (Local Area Planning), in consultation with CMHC and Inner City Housing Society, a co-op consultancy group. NIP funds were used to purchase sites at 1857 and 1865 Venables and 1220 Salsbury Drive. Inner City funds (churches, unions) were used to purchase additional nearby sites. RRAP funds were used for renovations. New zoning through LAP permitted some infill development. Consultants at Inner City were hired by the NIP Committee to organize and incorporate the Vancouver East Scattered Co-op. Once incorporated, the Co-op purchased the NIP sites: the Venables site at a one-third write down and the Salsbury site at the original purchase price. The scattered co-op has 39 units on 6 sites, including single family and two-family houses, apartment buildings, townhouses, conversions and infill housing. One of the sites, at 1750 Grant Street, won a heritage merit award. Over $1.5 million of CMHC funded co-op housing was generated through this project. The funds received upon property resale became NIP Non-shareable funds put into a continuing co-op housing account that is to be used to acquire additional sites for resale. To date, one project of this kind has been completed: the site at 1116 Odlum Drive was purchased and consolidated with other sites owned by Inner City Housing Society to form the Tidal Flats Co-op. The following shows the cost of these two projects.

Vancouver East Scattered Co-op:

Purchase	208,420.90	
Site Clearance	1,270.00	
Operating Maintenance	3,575.26	
Consultants	1,880.00	
Design Fees	7,017.03	
Rentals Received	15,855.00	-
Net Cost to NIP	206,308.19	
Resale received	186,667.00	- (became NIP Non-shareable)

		CMHC	PROV.	CITY
NIP	206,308.19	103,154.09	51,577.05	51,577.04

Tidal Flats Co-op:

Purchase		110,663.48	
Start-up Costs		31,999.78	
Rentals Received		5,011.93 -	
Net Cost to NIP Non-shareable		137,651.33	
Resale Received		111,863.48 -	(remains NIP Non-shareable)

HOUSING TOTAL

		CMHC	PROV.	CITY
NIP (50/25/25)	206,308.19	103,154.09	51,577.05	51,577.04
NIP Non-shareable	137,651.33			
Total	343,959.52			

5. Commercial Drive Beautification and Improvement.

The beautification project was initiated by the NIP Committee who solicited support from local businesses and merchants prior to the City implementing a local improvement project. The beautification includes lights, trees, litter containers, street furniture, drinking fountains and landscaping. The improvement project replaced the existing sidewalk with a concrete one that has a brick trim.

		CMHC	PROV.	CITY
NIP (50/25/25)	177,078.86	88,539.43	44,269.72	44,269.71
NIP (25/12.5/62.5)	62,982.00	15,745.50	7,872.75	39,363.75
Property Owners	170,856.00			
Sup. Capital	25,000.00			
Total	435,916.86	104,284.93	52,142.47	83,633.46

SOCIAL AND RECREATIONAL FACILITIES TOTAL

		CMHC	PROV.	CITY
NIP (50/25/25)	2,219,990.70	1,109,995.35	554,997.67	554,997.68
NIP (25/12.5/62.5)	64,364.51	16,091.13	8,045.56	40,227.82
NIP (28.6/14.3/57.1)	40,340.00	11,537,24	5,768.62	23,034.14
RRAP	5,000.00			
Civic Bldg. Dept.	1,322.00			
School Bd.	68,023.83			
Park Bd. Capital	91,809.24			
Canada Manpower	600.00			
Sup. Cap.	25,000.00			
Property Owners	170.856.00			
Total	2,687,306.28	1,137,623.72	568,811.85	618,259.64
City Non-shareable NIP	137,651.33			

B. SERVICES AND UTILITIES 25/12.5/62.5

			CMHC	PROV	CITY
1. City bus shelter relocation					
NIP		3,200.00	800.00	400.00	2,000.00
2. Sidewalk installation subsidy			CMHC	PROV	CITY
NIP		34,756.39	8,689.10	4,344.55	21,722.74
Property Owners		65,985.12			
Eng. Capital		92,001.66			
Total		192,743.17			
3. Paving and curbing adjacent to parks and schools					
NIP		78,679.10	19,669.78	9,834.08	49,174.40
Property Owners		6,862.00			
Eng. Capital		50,000.00			
Total		135,541.10			
SERVICES AND UTILITIES TOTAL:			CMHC	PROV.	CITY
NIP (25/12.5/62.5)		116,635.49	29,158.87	14,579.44	72,897.18
Property Owners		72,847.12			
Eng. Capital		142,001.66			
Total		331,484.27			

C. ADMINISTRATION 50/25/25

			CMHC	PROV.	CITY
1. Planning	NIP	48,406.34	24,203.17	12,101.59	12,101.58
2. Implementation	NIP	140,658.32	70,329.16	35,164.58	35,164.58
	TOTAL	189,064.66	94,532.33	47,266.17	47,266.16

D. GENERAL PROCESS

May, 1976	City Council approves the selection of a portion of Grandview Woodland as a 1976 NIP area.
August, 1976	City Council establishes the boundaries of the NIP area as Hastings, Nanaimo, Grandview Highway, Commercial, Venables, Victoria. A minimum of $2.5 million was allocated to the program.
November - December, 1976	A public meeting established a volunteer Citizens' NIP Committee, whose Terms of Reference were adopted by City Council.
January - June 1977	The NIP Committee held numerous meetings, including joint meetings with other local organizations, a random survey of residents' needs and priorities (assisted by the Planning Department). In addition a draft concept plan was publicized in the form of a newsletter delivered to each household in the area and discussed at a public meeting.

* NOTE: See questionnaire response, Pg. 69, 76 & 97

GRANDVIEW WOODLAND RRAP: COMMITTED FUNDS, 1977 to JULY 1982

	HOMEOWNER		LANDLORD					TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Bed Units	Committed Funds	Funds
1977	39	124,538	4	8	21,644	-	-	146,182
1978	99	341,568	33	81	350,958	-	-	692,526
1979	52	175,126	17	44	134,623	20	35,400	345,149
1980	69	246,502	13	24	55,214	12	13,475	315,191
1981	37	138,685	13	63	122,317	4	5,350	266,352
1982*	19	63,795	1	1	4,633	-	-	68,428
TOTAL	315	1,090,214	81	221	689,389	36	54,225	1,833,828

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

KENSINGTON

KENSINGTON N.I.P. PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES - 50/25/25

1. Kensington History Document

The chairman of the NIP Planning Committee, Don Johnson, volunteered to gather written and photographic materials that document the history of the Kensington neighbourhood. The Community Library, 3923 Knight Street, houses the documentation.

		CMHC	PROV	CITY
NIP	1,075.28	537.64	268.82	268.82

2. Commemorative Mural Titled "The Committee"

The mural, painted in oil on a 7' x 10' canvas, symbolizes the work of all volunteer citizen organizations across the city who do much to improve Vancouver's neighbourhoods. The artist, Darius Brussaferro, is a Kensington resident. The mural portrays citizens at a meeting.

		CMHC	PROV	CITY
NIP	3,500.00	1,750.00	875.00	875.00

3. Art Project: Competition Administration and Artwork Purchase

The competition, administered by the Greater Vancouver Artists' Gallery on behalf of the Kensington Citizens' NIP Planning Committee, drew over 100 entries. An adjudication panel selected 13 works as feasible and appropriate for the proposed locations. Final choices from the works selected were made by the Kensington Citizens' NIP Planning Committee in consultation with representatives from the Library and School Boards, the Kensington Community Centre Association and the City Engineer.

In order to reach different parts of the community, art purchases were made for 3 locations:

1. A ceramic wall mural, depicting swimmers, was placed above the pool at the Kensington Community Centre.

2. A "flower totem" of 20 foot aluminum poles with groups of red, yellow and blue flower forms has been erected at the intersection of Kingsway, King Edward and Dumfries.

3. Two circular stained glass panels have been placed in the windows of the Kensington Community Library.

		CMHC	PROV	CITY
NIP	28,797.00	14,398.50	7,199.25	7,199.25

4. Six Litter Containers

		CMHC	PROV	CITY
NIP	979.10	489.55	244.78	244.77

5. Windsor United Church, 4720 Elgin Street

Wheelchair ramps were installed, providing access for seniors and handicapped people - opening up the space for community use.

		CMHC	PROV	CITY
NIP	18,463.33	9,231.67	4,615.83	4,615.83

6. First Church of Nazarene, 19th at Windsor

Equipment was installed on an outdoor recreation area where the church operates programs for neighbourhood youths.

		CMHC	PROV	CITY
NIP	5,102.00	2,551.00	1,275.50	1,275.50

7. Tecumseh School Annex Ground Improvements, at 37th and Dumfries

		CMHC	PROV	CITY
NIP	18,300.54	9,150.27	4,575.14	4,575.13
Sch. Bd. (overhead)	7,055.00			
Total	25,355.54			

8. Dickens School Annex, at 23rd and Windsor, next to Glen Park

The grounds' improvements include picnic tables and expanded hard surface area.

		CMHC	PROV	CITY
NIP	10,439.41	5,219.71	2,609.85	2,609.85
S.Bd.	2,719.00			
Tot.	13,158.41			

9. Selkirk School Annex Playground Improvements, at 28th and Dumfries

		CMHC	PROV	CITY
NIP	12,982.53	6,491.27	3,245.63	3,245.63
S.Bd.	2,330.00			
Tot.	15,312.58			

10. Richard McBride School Annex Creative Play Area, at 31st and St. Catherines, adjacent to Gray's Park

		CMHC	PROV	CITY
NIP	10,169.35	5,084.68	2,542.34	2,542.34
S.Bd.	2,542.00			
Tot.	12,711,35			

11. Richard McBride School, at 29th and Henry Street

The first phase of playground improvements was funded by a School Board grant and a hot dog sale by volunteers of the NIP Planning Committee. NIP funds supplied additional equipment.

		CMHC	PROV	CITY
NIP	15,454.83	7,727,42	3,863.71	3,863.71
S.Bd.	2,000.00			
Tot.	17,454.83			

12. Glen Park, at 24th and Windsor

A public design session, held in the park generated a number of improvements.

		CMHC	PROV	CITY
NIP	63,361.62	31,680.81	15,840.41	15,840.40

13. Kingcrest Park, at 26th and Dumfries

A public design session determined priorities of improvements, including washroom facilities.

		CMHC	PROV	CITY
NIP	156,626.00	77,813.00	38,906.00	38,906.00

14. Gray's Park, at 33rd and St. Catherines

a) Community House: The project was initiated by the Vancouver South Lawn Bowling Club, who had selected an architect and prepared a design prior to the initial meeting of the NIP Planning Committee. The Committee agreed to recommend funding of the facility as a demonstration project in advance of the Concept Plan, subject to space in the building being made available for programming through the Community Centre Association. A new seniors group, Gray's Greys, was formed and became a primary user of the new community space.

A New Horizons grant furnished the communal areas. Volunteer lawn bowlers helped to defray labour costs that were supplemented by a Canada Works project. The Parks Board funded landscaping around the house. NIP funds were used for construction costs and an identification sign.

		CMHC	PROV	CITY
NIP	187,258.82	93,629.41	46,814.71	46,814.71
Canada Works	24,839.00			
New Horizons	9,415.00			
Park Board (est)	5,000.00			
TOTAL	173,644.36			

b) Park Improvements: A public design session determined the types of facilities that should be provided:

two tennis courts, creative play area, benches, lighting, parking lot, a second bowling green, washrooms and storage facilities. The latter two facilities required a change in Parks Board policy regarding washrooms in parks. Vandalism occurring since the project was implemented, has caused the Parks Board to close the facilities.

		CMHC	PROV	CITY
NIP	163,502.41	81,751.21	40,875.60	40,875.61
Pk.Bd. Cap.	34,921.53			
Total	198,423.94			

15. Kensington Park, at 37th and Dumfries

a) Community Centre: The project was underway, with non-NIP funds secured, before the NIP Planning Committee was established. As an Urban Demonstration project for the Federal metric and energy conservation programs, the centre used the metric system in construction and has incorporated several energy conservation features, such as double glazed windows. The building has been set into the hillside to free the roof for a viewing and seating area, enabling enjoyment of the panoramic view of the city and mountains.

The new facilities include two racquetball courts, a recreational pool, fitness area (sauna and whirlpool), stainless steel lockers, crafts and multi-purpose rooms. In addition, a 50' x 80' gym, with changing rooms, was built in a manner which allows future expansion to a full-sized facility. NIP funds include the cost, $2,510.00, of a consultant retained to design a gym at Richard McBride School. The location was changed to the community centre when operating costs prohibited the school gym project.

		CMHC	PROV	CITY
NIP	1,181,289.66	590,644.83	29,532.41	29,532.42
Non-Shar. NIP	7,500.00			
Total	1,188,789.66			

b) Park Improvements: NIP funds were used for design consultants, Parks Board tendering process and the reconstruction of two sand membrane fields. Technical problems have prevented the fields from functioning as expected.

		CMHC	PROV	CITY
NIP	368,211.00	184,105.50	92,052.75	92,052.75

16. Kensington Community Library, leased space at 3923 Knight Street

Implementing the library project required more citizen involvement than did any other NIP project in Kensington. A Library Subcommittee, in joint effort with the Riley Park NIP Committee, surveyed the community to establish the library needs. A structural survey was done on a privately owned building to determine the feasibility of NIP funded renovation. Total renovation costs were approximately $60,000, with the property owner paying that portion not covered by NIP funds. Because the building is not owned by the city, the funding formula was 28.57/14.29/57.14.

The 50/25/25 NIP funds covered costs of the structural survey, books, furnishings and a half portion of a van. The Riley Park Storefront Library shares the van, which links the two community libraries with the parent branch of Mount Pleasant.

		CMHC	PROV	CITY
NIP (50/25/25)	80,000.00	40,000.00	20,000.00	20,000.00
NIP (28.57/14.29/57.14)	25,000.00	7,142.50	3,572.50	14,285.00
TOTAL	105,000.00	47,142.50	23,572.50	34,285.00

SOCIAL AND RECREATIONAL FACILITIES TOTAL

		CMHC	PROV	CITY
NIP (50/25/25)	2,324.512.78	1,162,256.39	581,128.20	581,128.20
NIP (28.57/14.29/57.14)	25,000.00	7,142.50	3,572.50	14,285.00
City Capital	122.00			
School Board Overhead	16,642.00			
Canada Works	24,839.00			
New Horizons (Federal)	9,415.00			
Park Board	39,921.53			
Total	2,440,452.31			
City NIP non-shareable	7,500.00			

B. SERVICES AND UTILITIES - 25/12.5/62.5

1. Property purchase for street widening purposes, 1773 E.28th Avenue

		CMHC	PROV	CITY
NIP	2,800.00	700.00	350.00	1,750.00

2. Sidewalks around parks

		CMHC	PROV	CITY
NIP	32,771.54	8,192.89	4,096.44	20,482.21
City Cap.	122.00			

3. Pedestrian signal at 37th and Knight.

		CMHC	PROV	CITY
NIP	15,000.00	3,750.00	1,875.00	9,375.00

SERVICES AND UTILITIES TOTAL

		CMHC	PROV	CITY
NIP	50,571.54	12,642.89	6,321.44	31,607.21
City Capital	122.00			
Total	50,693.54			

C. ADMINISTRATION - 50/25/25

		CMHC	PROV	CITY
Planning NIP	47,904.99			
Implementation	19,465.55			
TOTAL COSTS	67,370.54	33,685.27	16,842.63	16,842.64

D. PROCESS NOTES

October 1977	Senior government approval of Kensington N.I.P. Designation
April 1978	City Council approves the Kensington N.I.P. Concept Plan
April 1979	Official opening of Gray's Park Community House and Vancouver South Lawn Bowling Clubhouse
	After one year of implementation City Council had appropriated $819,441 (31%) of N.I.P. funds
May 1979	To this date the RRAP office had received over 265 applications and 138 applications had been approved

Much of the N.I.P. work in Kensington involved parks and recreation facilities, including Gray's, Kingcrest, Glen and Kensington Park.

* NOTE: See questionnaire response, Pg. 67 & 74

KENSINGTON RRAP: COMMITTED FUNDS, 1978 TO JULY 1982

	HOMEOWNER		LANDLORD			TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Funds
1978	111	350,146	4	9	64,225	414,371
1979	78	265,281	7	18	97,612	362,893
1980	41	130,837	6	7	15,555	146,392
1981	39	128,173	-	-	-	128,173
1982*	10	49,438	-	-	-	49,438
TOTAL	279	923,875	17	34	177,392	1,101,267

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.

Neighbourhood Project and Process Inventory

KIWASSA

KIWASSA NIP PROJECT/PROCESS INVENTORY

A. SOCIAL AND RECREATIONAL FACILITIES 50/25/25

1. Kiwassa Neighbourhood House

Early in 1979 the old fire hall, which had provided facilities for Kiwassa Neighbourhood House since 1949, was demolished to make way for a new, custom designed building for the Neighbourhood House. The new building has attracted additional program requests and provides a warm and friendly place for neighbourhood people to get together. The House is operated by Kiwassa Neighbourhood Services, a private social work agency that is oriented towards improving the welfare and quality of life of neighbourhood residents and to help people who have nowhere else to go. Programs are centered on the children and ethnic groups of the community. United Way and the City presently funds the majority of operating costs.

a. Building construction

		CMHC	PROV	CITY
NIP	238,563.54	119,281.77	59,640.89	59,640.88
City Sup. Cap.	39,000.00			
Private Funding	41,500.00			

b. Equipment and furnishings

NIP	1,720.88	860.44	430.22	430.22
Unappropriated City NIP	14,294.00			
Total	335,078.42			

2. Seymour School Playground - at Georgia and Keefer Street, Vernon and Clark Drives

A barren playing field was converted into a grassed-in rest area with a large play structure and tot play equipment. A design-in and innovative questionnaire were used to develop the plan. The School Board prepared the site and most of the labour was provided by a Canada Works crew.

		CMHC	PROV	CITY
NIP	28,192.28	14,096.14	7,048.07	7,048.07
Canada Works	14,652.00			
School Board	11,000.00			
Total	53,844.28			

3. Keefer Street Mini-Park and Archway - at 1000 Block Keefer Street

The landscaped mini-park with carved wooden archway was constructed on the north side of Keefer Street, adjacent to the pedestrian overpass for the B.N.R. tracks.

		CMHC	PROV	CITY
NIP	30,059.56	15,029.78	7,514.89	7,514.89

4. Street Tree Planting

At the request of area residents, blossoming pink Japanese cherry trees were planted on those boulevards wide enough to accommodate them.

		CMHC	PROV	CITY
NIP	21,252.51	10,626.21	5,313.13	5,313.62

SOCIAL AND RECREATIONAL FACILITIES (TOTAL)

		CMHC	PROV	CITY
NIP	319,788.23	159,894.11	79,947.55	79,947.55
Unaop. City NIP	14,294.00			
School Board	4,000.00			
Canada Works	14,652.00			
City Sup. Cap.	39,000.00			
Private Funding	41,500.00			
Total	433,234.23			

B. SERVICES AND UTILITIES

1. Street Lighting Replacement

All existing lamp standards were replaced with the type in Strathcona, providing a visual reinforcement of the link between the two communities.

		CMHC	PROV	CITY
NIP	6,686.30	1,671.70	835.85	4,179.25

2. Paving, Curbs and Sidewalks

NIP funds helped to defray the usual property owners' portion.

		CMHC	PROV	CITY
NIP	65,259.87	16,314.97	8,157.48	40,787.42
City Capital	134,086.00			
Property Owners	81,330.00			
Total	280,676.87			

3. Keefer Street Overpass Improvements

A new enclosure discourages throwing of material off the overpass and new skid pads improve crossing conditions during adverse weather.

		CMHC	PROV	CITY
NIP	24,000.00	6,000.00	3,000.00	1,500.00
City Non-Shareable	12,573.59			
Total	36,573.59			

SERVICES AND UTILITIES TOTAL

		CMHC	PROV	CITY
NIP	95,946.17	23,986.54	11,993.27	59,966.36
City Capital	134,086.00			
Property Owners	81,330.00			
Total	311,362.17			
City Non-Shareable	12,573.59			

C. ADMINISTRATION

		CMHC	PROV	CITY
1. Planning				
NIP	15,105.70	7,552.85	3,776.42	3,776.43
2. Implementation				
NIP	17,499.29	8,749.65	4,374.82	4,374.82
City Capital	32,027.31			

D. GENERAL PROCESS NOTES

Before NIP, Kiwassa was zoned M-1 but retained a residential core with a neighbourhood atmosphere enhanced by its small size and consistent architectural style. To qualify for NIP, all residential properties were rezoned to RT-3 prior to the approval of a Concept Plan.

The Kiwassa Concept Plan was approved by City Council in April 1978. In December 1979, Council adopted policies to guide the resolution of any land use conflicts in Kiwassa, the goal being maintenance of a general mixture of compatible industry and housing. Sub-areas were clearly designated for purely residential or industrial use, resulting in subsequent rezoning of several residential properties in the enclave designed for industrial use while retaining the RT-3 zoning for other residential properties.

A NIP Planning Committee had active representation from all community groups and agencies, with Chinese translation provided at all meetings. In addition to input on specific NIP projects, the Committee dealt with a wide variety of community issues, such as through traffic, unsafe burned buildings and vacant lots.

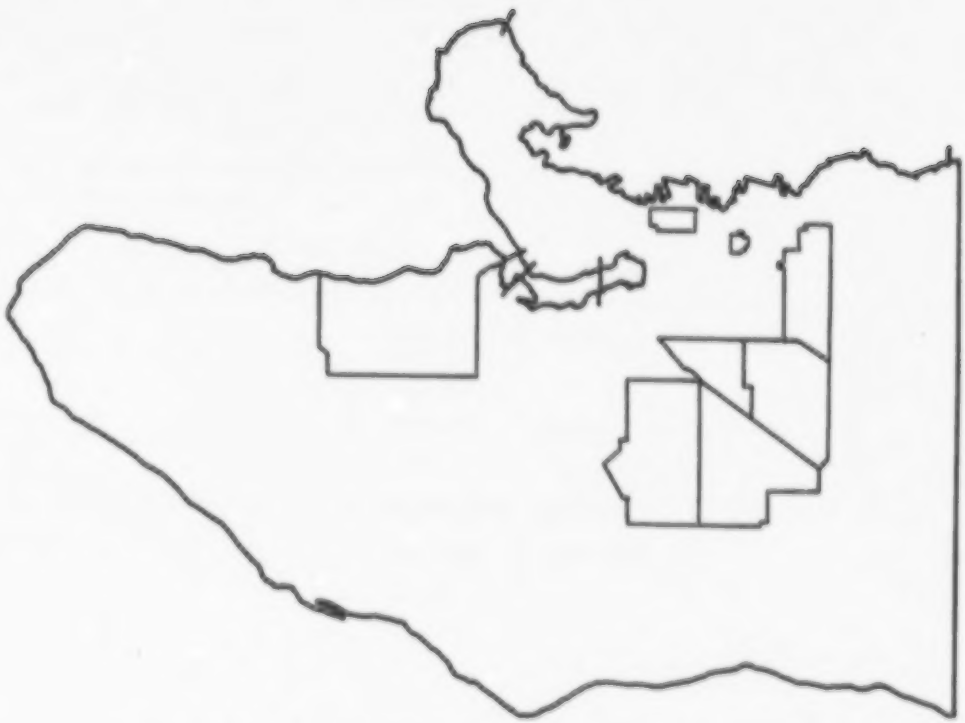
* NOTE: See questionnaire response, pg. 72

KIWASSA RRAP: COMMITTED FUNDS, 1978 TO JULY 1982

	HOMEOWNER		LANDLORD			TOTAL
	Applications	Committed Funds	Applications	Units	Committed Funds	Funds
1978	2	6,433	-	-	-	6,433
1979	7	20,568	2	6	21,860	42,428
1980	-	-	-	-	-	-
1981	2	7,025	-	-	-	7,025
1982*	-	-	-	-	-	-
TOTAL	11	34,026	2	6	21,860	55,886

* to July 1982

NOTE: The above figures do not include RRAP funds for Non-Profit Corporations nor do they reflect adjustments for loan increases and decreases.



Questionnaires and Interviews

QUESTIONNAIRES AND INTERVIEWS

The following Section contains questionnaire responses and transcribed interviews with selected citizens and City staff involved in the planning and implementation of N.I.P. in Vancouver. Those who received the questionnaire were asked to respond to the questions on the following page. The interviews were structured somewhat less formally but the intent was to address the same issues as identified in the questionnaire.

The responses help to provide a more personal context to the essentially quantitative information provided in the previous Section. There were many unique and impressive achievements which evolved from the individual programs that are not clearly evident in the previous inventories. An increase in community and political awareness was a natural consequence of N.I.P. Numerous neighbourhood houses and local helping agencies initiated through N.I.P., continue to provide essential services to community groups and individuals. The policy of N.I.P. funds being used as " seed money" to help initiate projects ensured that a broad spectrum of interest groups and funding sources were drawn into the picture. The legacies of N.I.P. fall generally into two signficant categories. There are physical improvements resulting from for instance, the Residential Rehabilitation Assistance Program, local street beautification projects, and improvements to local recreation facilities. There is also the more qualitative legacy which is the direct result of a neighbourhood's use and enjoyment of physical improvements. Ultimately the quality of life has been improved for a signficant portion of the population.

The following list is a cross-reference between neighbourhoods and individuals interviewed or given a questionnaire.

NEIGHBOURHOODS	INTERVIEWS/QUESTIONNAIRES
Riley Park	L. Beasley, K. Huhtala, B. Backman
Kitsilano	J. Hlavach
Grandview Woodland	R. Howard, T. Phipps, K. Huhtala
Cedar Cottage	K. Holm
Kensington	B. McAfee, J. Hlavach
DTES-Oppenheimer	K. Matsume, K. Huhtala
Kiwassa	R. Gates
Mt. Pleasant	R. Howard

All responses have been included here in the form they were received.

N.I.P. REVIEW - QUESTIONNAIRE

In order to augment individual interviews done by Joanne Lindsay for the N.I.P. Review, we asked staff members involved in N.I.P. to respond to the following questions:

(1) Brief description of your role and length of time involved in the community.

(2) Goals and Objectives

- how were they formed?
- how did they influence process?
- did they change? how?

(3) N.I.P. Committee Structure and Function

- how was it structured?
- how did it function?
- representativeness?
- what motivated people to participate?
- relationship to Council?

(4) Planning Versus Money Issues

- how did the Planning Committee(s) deal with the two roles of spending N.I.P. money versus planning in the community?

(5) Effects of N.I.P.

- is the community better because of N.I.P.?
- are people better organized?
- is neighbourhood awareness improved?
- legacies?

(6) What made N.I.P. work successfully? (did it work successfully?)

(7) Do you have any other comments?

People were asked to answer the questions as they related to the N.I.P. area(s) they worked in. If they worked in more than one neighbourhood, it was suggested they answer the questions in a comparative context.

City of Vancouver

Inter-Office Correspondence

Planning Department 1983 02 01

MEMORANDUM

TO: Rob Jenkins

FROM: Jeannette Hlavach

SUBJECT: NIP REVIEW

Thank you for your reminder of January 20th concerning my comments on the Neighbourhood Improvement Program. The following refers to my time in Kitsilano and Kensington.

1. Involvement

I was the Kitsilano Area Planner for about 2 years, 1975 and 1976 and after a short time as the Fairview Slopes Planner became the Kensington Planner for 1978-1980. During my time in Kitsilano, both a Local Area Planning Program (L.A.P.) and a Neighbourhood Improvement Program were in operation. My planning assistant and I worked closely together, but he did the majority of the work concerning N.I.P., providing me with more time to work on the area plans. In Kensington, my planning assistant and I worked full time on N.I.P.

2. Goals and Objectives

The Kitsilano Planning Committee needed to be spurred on by the planner, my predecessor, to agree on a concept plan. Because Kitsilano was one of the first programs, the concept plan basically identified four or five general categories and attached a dollar amount to them. Specific projects were developed as time went on and some changes were made based on a refinement of projects and their costs. Because the L.A.P. Committee was already established and dealing with planning issues, it was used to form goals and, later, to advise on N.I.P. projects.

In Kensington, surveys were sent out to residents in order to determine what they thought the N.I.P. money should be spent on. The goals and objectives resulted from the responses we received concerning N.I.P. projects. Although a variety of projects were identified in the concept plan, certain items were dropped for lack of support or difficulty in obtaining operating costs.

3. Committee Structure and Function

The Kitsilano Planning Committee was originally formed to advise on L.A.P. This Committee had strict terms of reference that restricted membership to representatives of a variety of community groups and was, therefore, quite a representative group itself. Subcommittees were later formed to deal with the categories established in the N.I.P. Concept Plan. Other people who were interested then joined the

various sub-committees, and brought recommendations on specific N.I.P. projects forward to the main committee. The membership on the Committee was later opened up and, although smaller and less representative than the original Committee, it still exists today.

By the time the Kensington Committee was formed, a tradition of volunteer committees had been established. The Kensington Committee primarily attracted residents who were already involved in recreation activities. There certainly were elements of the Kensington community not represented on the committee, such as ethnic groups, renters, young people, and people with non-recreation interests. However the composition of the Committee may have been biased, I have no doubt that the projects they recommended are being well-used in the community.

4. Planning Issues

The primary mandate of the original Kitsilano Committee was to deal with planning issues and there is no doubt of the Committee's interest and enthusiasm for those issues. N.I.P. was really a secondary concern.

In Kensington, there were few non-N.I.P. issues and there was not a strong interest on the part of the Committee to be involved in them. Early on, the Committee decided that it wasn't interested in reviewing development permit applications. The proposal for a significant expansion of a local church, at the edge of the N.I.P. area, did arouse concern and the Committee did get involved in sending letters and attending meetings. A study on illegal suites in the area did not generate much interest.

5. Effect of N.I.P.

In considering the effectiveness of N.I.P. in Kitsilano, one has to remember that Kitsilano received its grant before the $400 per resident guideline was established. Although N.I.P. has left an impression of improved schools, community centre, neighbourhood house, more trees, etcetera, the impact would have been greater if it had received the same level of funding as subsequent N.I.P. areas. Kitsilano was an active, effective community before L.A.P. and N.I.P. and I think these programs were useful in educating more residents to participate constructively in the affairs of their community.

Although many of the people on the Kensington Committee were active in their area before N.I.P., the operation of the program was helpful in introducing these residents to the complexities of planning. I believe that N.I.P. was useful in creating a greater sense of community. New facilities were called the Kensington Gym, the Kensington Library and helped to foster a sense of community.

Jeannette

Jeannette Hlavach
Area Planner

JH/dpl

City of Vancouver

Inter-Office Correspondence

Planning Department

MEMORANDUM 1983 02 03

TO: Rob Jenkins

FROM: Tom Phipps

SUBJECT: NIP Review Questionnaire

1. I began work as the site office planning assistant immediately following the initiation of the Grandview NIP program in December 1976. As site office co-ordinator, I remained until nearly the end of the official implementation stage (October 1980). Initially Bill Buholzer held primary responsibility for the planning stage; however, organization of participatory components of the program was left to me. I assumed increasing responsibility for implementation as Bill and then Ronda concentrated upon the local area planning program which was essentially a separate undertaking. Ronda retained the Co-op housing project.

2. Goals and objectives were formulated as a by-product of a very extensive survey of project needs, and functioned as a framework, putting individual projects into perspective. Meetings held at each school, preliminary design-ins on parks and a random sample survey conducted in person by the Committee members with student assistance identified community interest, mostly through the identification of projects. The need for a framework of objectives became more apparent to the Committee in view of the broad field of potential projects proposed.

   Once established, this relatively loose framework was used to evaluate the value of projects with respect to the overall direction of the program, and to limit the extent of additional funds which projects could consume as they expanded or overran initial budgets. There was an effort made to maintain a balance among the broad components of the program. In this respect, some objectives were implied by the funding allocations.

   Initially budget constraints did not rule out any major projects proposed by community or Committee members. As implementation got underway, however, people in the area began to believe we actually intended to spend some money and new projects began to emerge from the woodwork -- or should I say tile and concrete work in this case. New projects were evaluated against established objectives. Some new objectives and, hence, criteria emerged which, in retrospect, should have been more explicitly added to those of the initial concept plan.

3. The NIP Committee in Grandview had two equivalent status co-chairpersons who shared responsibilities quite evenly according to work load and familiarity with the people and issues concerned. A corresponding secretary drafted letters for Committee approval. Several additional

members of the Committee spoke as its official representatives at various functions. The work load was remarkably evenly shared, with a majority of members taking official roles at various stages in the program.

Subcommittees comprised mainly of non-Committee members, but including normally at least two official members, dealt with the details of project design and implementation. Recommendations were made to the Committee by the subcommittees, then officially transmitted to official bodies -- Council, Park Board, School Board.

The Grandview NIP Committee was exceptionally representative of the community despite its small size. Its members were evenly mixed among: male and female; singles and parents; young and middle aged; owners and tenants; ethnically, professionally and geographically in the area. Notable absences occurred for seniors, merchants and Portuguese people; however, these did not present difficulty or conflict during the program, as suitable contacts emerged to respond to particular projects.

Individual members of the Committee tended to act as representatives of groups or blocs of people rather than speaking only for themselves. In this way we tended to get a good sense of what the larger community would support. This was borne out on several occasions when presentations were made before Council or civic boards on contentious proposals. Thus, a small committee was good logistically yet did not become isolated from community opinion.

While many Committee members were initially attracted to the NIP program by interest in a particular project, their overall concern for the neighbourhood superseded any petty manoeuvering this could have engendered. Although non-Committee members involved in various projects tended to champion only their own concerns, the actual members developed a remarkable ability to act as collective referees among potentially conflicting interests.

A good working relationship was maintained with individual Council members found to be sensitive to NIP objectives, and the Committee made effective representation to each civic body when projects required it.

4. While planning and neighbourhood improvement were conducted largely separately in Grandview, the individual members of the NIP Committee did participate actively in planning issue public meetings. Some had been members of the initial Local Area Planning Committee, others became interested in these issues as their horizon of community awareness expanded with involvement in the NIP itself.

5. Grandview-Woodland was a very active community prior to NIP and Local Area Planning, and remains so today. New participants gained experience through this process and some have become very active on a city-wide scale, possibly because of exposure to city-wide issues and processes during these programs.

The Area Council is now one of the two remaining such bodies in the city. Perhaps it would have died along with others if not for the new blood which flowed from the NIP experience. The East-Side Family Place is a direct outgrowth of the NIP Committee. Housing co-ops have developed as a focus of community interaction for a segment of the population. Elementary School consultative committees had a distinct growth of interest coinciding with NIP activity; however, I am not aware of their current health. A merchants' association was formed as a by-product of the activity beautification generated among business people along Commercial Drive.

6. NIP was successful because it addressed actual community concerns, not the concerns that we 'officials' have in looking at a community from the outside. Fortunately, the two coincided in large measure.

7. The NIP program provided a rare occasion for the planning profession to see the direct and immediate results of plans. I hope we learned something about making future plans from the retrospect so quickly made available.

The Grandview program, while observing an objective that there be some highly visible physical improvements, had a very functional direction. Street paving and curbing was deliberately given a low priority, while accommodation of social services and functional improvements to schools and parks were consciously pursued with greater vigor. The beautification of Commercial Drive, tree planting at schools, and some of the playground projects given very substantial landscaping budgets were conscious concessions to the need for visually identifiable manifestations of the program. The functional bias was drawn from a prevailing opinion that nothing in the area was built or maintained properly when it came to public facilities.

Tom Phipps

TP/ea

City of Vancouver

Inter-Office Correspondence

Planning Department 1983 02 04

MEMO TO: Rob Jenkins

FROM: Rick Gates

SUBJECT: NIP Review Questionnaire - Kiwassa

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1. I was Site Office Co-ordinator for 2-2½ years. I was the only Planning Dept. person working in Kiwassa (except for a brief period when RRAP staff were present) and was therefore responsible for all planning and participation aspects of the program. I also designed the playground and hired and supervised a Canada Works crew for 6 months.

2. There weren't specifically stated Goals or Objectives. The primary unstated goal was to "improve" the area by spending NIP money and resolving some planning problems. Some guidelines were developed for the spending of the NIP monies. These were included and approved in the Concept Plan. The primary one was that the money should be used to supplement or attract other funds. It was very successful in that $493,500 in NIP funds translated into more than $1 million worth of work ($10,000 per household!). There was also an unwritten goal to focus improvements on the residential characteristics of the neighbourhood to reinforce that aspect of it. Finally there was an unwritten goal to keep administrative costs to an absolute minimum.

3. The NIP Committee was formed from a group of volunteers working on a co-operative model with myself. There was a core group of 8-10 people who met very regularly. Half of those fit the category of "leaders" and were well known and respected in Kiwassa and the larger Strathcona area. Detailed work on specific projects like the playground and Kiwassa Neighbourhood House were co-ordinated by special sub-committees of users and interested persons. All meetings, minutes, notices, plans, etc. were translated into Chinese, as the majority of residents were Chinese. The Committee was usually about 50-50 Caucasian-Chinese. The industrial property owners were mostly not represented on the Committee, though they received all meeting minutes and notices. There were several public meetings which were extremely well attended (as many as 50% of the potential participation base were at several meetings). There were never any significant objections raised to the work done by by the committee at these meetings.

Many of the residents participated as they felt it was essential in order to prevent the destruction of their neighbourhood through redevelopment to industry. The remainder participated because they were interested in seeing the completion of their favourite project. I'm not sure why the industrial property owners didn't participate - most likely they just didn't see the relevance.

There was a good working relationship with Council, mos ly because there was no confrontation or hassle. The use of NIP money to force the spending of other money really annoyed the guardians of those other sources of funds and to some degree Council, but it seemed to work out in the end. The School Board and Park Board were extremely supportive and helpful. Much staff time and effort was provided for free.

4. Though the problems associated with residential industrial mixes formed the basis of all the planning issues, the Committee mostly separated the NIP money issues from these planning issues by simply focussing in on NIP spending for the residents, and ignoring the industry. The planning solution was to create an amicable laisse faire which couldn't undo the effects of the NIP spending.

5. The appearance and social and recreational services levels in the neighbourhood are vastly improved. The residential component is more secure in its future so there has been some improvement in the housing. However, the extremely low incomes remain and so much of the housing hasn't been significantly improved. The community already had a very strong self image, a desire to stay and was well organized. NIP made the residents feel a little more secure and flushed out a few more "leaders". For the time being, the residents and industries seem content to leave each other alone. A significant change in the demand for industrial land in the City could upset that and NIP did little to protect against such upsets. The re-inforcement of the residents "right to remain" through NIP activities could slow down such upsets.

6. NIP was successful in Kiwassa because it:
   a) gave a focus for organizing and sharing ideas, thoughts, etc. People were much more willing to meet to discuss a project which would eventually be implemented and have a physical presence than in discussing policies or objectives which they couldn't so readily perceive.
   b) was able to attract so much other money. It is extremely doubtful that anyone would have agreed to spend money in Kiwassa without that leverage.

7. In terms of the concrete effects on a neighbourhood, NIP probably had more "bang for the buck" here than anywhere else I can think of. If you compare photographs of before and after, the effect is quite amazing. Note however that the costs of creating similar change in a more traditional sized neighbourhood would be mind boggling.

Rick Gates

Rick Gates

RG/lw

City of Vancouver

Inter-Office Correspondence

Planning Department 1982 02 01

MEMORANDUM

TO: Rob Jenkins, Area Planning

FROM: Ben McAfee, Rapid Transit Area Planning Group

SUBJECT: NIP Review Questionnaire Response

In response to your questionnaire:

1. I was involved in the Kensington NIP program from October 1977 to April 1981 initially as a Planning Assistant III and latterly as a Site Office Co-ordinator responsible for the program (September 1980 onwards). However, the civic strike extended this process and the position was extended to help close out all the City NIP programs (December 1981).

2. The goals and objectives were drafted by planning staff and the citizens' committee based primarily on other NIP program documents (Kitsilano, Riley Park, Grandview-Woodland, etc.). The concept plan was not as detailed as other programs due to time constraints caused by a delay in Council approving the program and hiring staff. Hence, a large portion of the funds available were placed in a contingency fund which ultimately were allocated to the Community Centre cost overruns.

   The goals and objectives were very much 'motherhood' statements which did not cause the community or committee much concern.

3. The committee was a typical NIP comprised of volunteers. About 20 people lasted the whole 3 years. Kensington lacked many organized groups, so the NIP committee joined as interested individuals and not as representatives of other organizations. The only groups I was aware of were the Community Centre Association and the Vancouver South Lawn Bowling Club.

   The same chairman (with the exception of one six-month term) was in charge throughout the program and did not control the meetings well, but the business got accomplished. Even the members realized this but no one else was willing to contest the chair.

   The committee was quite representative but tended towards recreation in their discussions and project involvement. The committee, I believe, never fully accepted their advisory role and at times were hostile towards civic staff (including Planning), particulary the Park Board.

4. The Kensington committee spent 95% of their energy in spending the NIP money and did not express an interest in planning their community. The community was essentially all zoned RS-1 and the committee did not wish (and would therefore not spend time discussing) change. For example, they did not wish to review DPA's.

5. The community, in addition to receiving the NIP money, received $850,000 in Urban Demonstration Grants funds, plus Recreation Facilities Assistance Program - Provincial and Park Board funds. Therefore, the community now has a brand new community centre and gym and 'state-of-the-art' playing fields on Kensington Park.

   I believe the community now has recreational facilities there and in other parks which are among the best in the City. To that degree the community is better because of NIP.

   The community leaders who were there before NIP joined and led NIP, so I don't believe the community is any better organized. Without contradicting the previous statement, the NIP committee members did learn City Hall procedures and processes and were able to lobby aldermen, so perhaps the community was made marginally more aware.

6. It is my opinion that overall NIP worked quite well in Kensington. The committee was able to fund all the projects they wished to due to the rich program - $2.6 million (plus $1.4 million in other funds). Some changes to the NIP regulations may have allowed a better range of projects. As Kensington was one of the last NIP programs and there was no provision for start-up funds, other than capital costs, a daycare and neighbourhood house were deleted in the early stages of the program. Council was reluctant to fund new capital facilities even with 25 cent dollars.

   NIP also tanded to replace normal City capital funds in such areas as parks and pedestrian traffic signals. Other civic departments never really fully endorsed NIP as they saw the program favouring one community over another.

7. See #6.

Ben McAfee

Ben McAfee
Rapid Transit Area Planning Group

BM/gc

N.I.P. REVIEW - QUESTIONNAIRE - RONDA HOWARD - RE: MT. PLEASANT AND GRANDVIEW-WOODLAND

(1) ROLE IN THE COMMUNITY:

I was the Planner for the Mt. Pleasant Neighbourhood Improvement Program during the first one and a half years of its implementation Stage, and then for the Grandview-Woodland N.I.P. for its last two years, after which I continued working on the Local Area Planning Program in Grandview.

(2) GOALS AND OBJECTIVES:

In both Grandview and Mt. Pleasant, the goals were, I believe, formed after a similar process: public meetings, a questionnaire, reviews of data on area deficiencies, and citizens' committee discussions. Once set, the goals did not change. They were referred to from time to time to justify directions taken. In Mt. Pleasant, I remember the goals always hanging on a giant sheet of paper on the wall at the front of the site office.

(3) N.I.P. COMMITTEE:

Both citizens' committees, Mt. Pleasant and Grandview, were volunteer committees open to local residents, property owners and business people. Both had similar Terms of Reference and, for both, membership was obtained after attending three out of five meetings. The two committees were relatively small (about 15-20 members) compared to some of the later committees in other N.I.P. areas, but both were lively. Also, the Grandview committee involved many, many more people through its informal project-oriented sub-committees.

The Grandview committee was, to me, more consistent in its overview. The Mt. Pleasant committee was an easy-going group at the beginning and later had more disagreements with the Planning Department. In part, this was because staff changes over time resulted in the Mt. Pleasant area having Planning staff with greater personality differences at different points in time. The Mt. Pleasant committee became quite involved in staff changes and reacted negatively to the number of changes. Grandview probably had as many changes, but staff and,possibly therefore, the committee were more comfortable with the changes.

Both committees were quite representative. I use that word not necessarily to mean that there was "one of everyone" on the committee, but that their viewpoints took into account a wide spectrum of needs in the neighbourhood. This was particularly true of the Grandview committee with its interest in social services and co-op housing, as well as visible physical improvements.

People seemed motivated to participate through a general interest in up-grading their neighbourhood. Some had been active in community affairs before, while many others found this a first opportunity to be involved.

Regarding how "political" the committees were, the Grandview committee included some long-time members of the more left-wing civic political party, but the committee as a whole resisted being "labelled". Also, the political "notables" didn't dominate the committee, but rather made sure, for example that the role of chairperson rotated among members.

Committee members did not hesitate to lobby City Council and to present their views at Council meetings.

(4) PLANNING VERSUS MONEY:

Both Mt. Pleasant and Grandview N.I.P. Concept Plans included non-money planning issues. Also, Grandview had previously been approved as a Local Area Planning Program. Of course, when money is available, the money projects get done first. However, in both programs, planning studies were undertaken leading to some land use changes. For example, as a result of a Mt. Pleasant N.I.P. study, existing corner grocery stores were added as a conditional use to the City's residential zoning schedules.

In Grandview, there was initially a separate Local Area Planning Committee because the L.A.P. area was larger than the N.I.P. area (because the revised guidelines for N.I.P. area selection excluded apartment zoned areas). However, after awhile, the L.A.P. Committee fell by the wayside for other reasons and the N.I.P. Committee functioned as both the N.I.P. and L.A.P. Committee. As such, it was involved in preparation of Area Policy Plans and resulting zoning amendments.

In Grandview, the N.I.P. sponsored co-op housing was a visible way in which N.I.P, L.A.P. and R.R.A.P. all were tied together. N.I.P. money helped acquire the property for the co-op; R.R.A.P. money helped rehabilitate the buildings; and the new zoning resulting from L.A.P. permitted new infill housing construction on part of the co-op site.

(5) EFFECTS OF N.I.P.:

Sometimes I think there was less visible,physical change than I might have anticipated: it's amazing how much money can be swallowed up, for example, by a park improvement project without having the park look strikingly different. (Drainage, for example, doesn't look different from a distance). Grandview, particularly, is such a large diverse neighbourhood, and more of the money went for more socially-oriented projects (e.g. school lunchroom renovations, co-op housing, improvements to health clinic and space for English-as-a-second language program, etc.). In Mt. Pleasant there is a big visible, physical change even just from curbing all the streets. (In Kiwassa and the Downtown-Eastside, there is also a big visible change because the areas are so small).

Still, it's true, even in Grandview that park usage, for example, seems to have really increased as a result of the N.I.P. improvements. And, in both communities, the money certainly went for worthwhile projects to improve the neighbourhood and the lives of local residents.

A major legacy of N.I.P. is the awareness of local residents that they can improve their neighbourhoods, that they can influence the City, that the City does listen (sometimes at least). A lot of the N.I.P. process was educational for both citizens and planners: this should last well into the future.

(6) WHAT MADE N.I.P. WORK:

Of course, for one thing, having money made N.I.P. work. (However, it's amazing how few people come to a park design-in just because you tell them there's money, but how many people came once you actually start bulldozing in the park). Also, the intensive citizen participation made N.I.P. work. Another ingredient was the positive attitude of the city toward having N.I.P. and having citizens committees, site offices, and planning staff assigned to the neighbourhood.

City of Vancouver

Inter-Office Correspondence

PLANNING DEPARTMENT 83 01 31

MEMORANDUM

TO: R. Jenkins, Area Planning

C.C.: J.T. Carline, J.P. Coates, E. Crickmore

FROM: K. Holm

SUBJECT: N.I.P. Review Questionnaire - Cedar Cottage

This is in response to your request that I answer seven questions in your N.I.P. questionnaire and spend no more than a total of two hours in its preparation. Johnny Carline has requested that I contribute up to two hours in my response (although it has been longer) as he felt my answers would be valuable to the evaluation. In my reply I have been as accurate as possible, and will be pleased if you find it to be an asset in your evaluation.

Cedar Cottage - N.I.P. Review - Questionnaire

1. Brief Description of My Role and Length of Time Involved in the Community

My classification was Planning Assistant III category, but the actual role was multi-faceted - including acting as a planner. When the planner left the program (about a year and a half after its beginning), I carried out the planning and implementation for the programme to its completion. My participation in this programme was from initial introduction of the N.I.P. programme in 1974 in Cedar Cottage (as one of the first two communities in the city) to completing the implementation in 1980. Only the few final meetings dealing with implementation were undertaken by in-house staff planning assistants, while I was heavily involved in planning and implementing the Mt. Pleasant program at that time from 1977 to 1979. However, I completed all planning, estimating and Council reports and was responsible for its accounting (closure and balancing of books for the Cedar Cottage Program).

2. Goals and Objectives

Initially, a community-wide public meeting was held to identify the goals and objectives. Then a community-wide house to house questionnaire was distributed and later picked up. Results were tabulated. The results directly influenced the planning process, as the citizen input was a requirement of the N.I.P. program.

Achieving the goals and objectives changed somewhat over the years based on selection of priorities after estimates were reviewed. For instance, although the highest priority was to"clean up Trout Lake", the program couldn't afford to undertake this project which would have cost several million dollars. (However, under the leadership of the then chairman, Flo Simatos, another funding source was created after the need was brought to the attention of M.P. Simma Holt, who took the issue to Ottawa. Funds left over from Habitat were allocated to rehabilitate Trout Lake.in the amount of five million dollars.) Some N.I.P. funds were directed toward tree-planting and service areas in Trout Lake area (John Hendry baseball diamond, park). Parks Board funds have been directed towards the project as well.

3. N.I.P. Committee and Structure

This was a volunteer committee which elected a chairman and vice-chairman. (The recording secretary was primarily myself.) The committee drew up its terms of reference and secured approval of its role from Council. The committee met once a week on Wednesday evenings for several years and once a week thereafter until the end of the program, around 1980. It also was segregated into sub-committees so that specific proposals could be researched, surveyed and reported on.

The opportunity to participate on the committee was given to everyone in the community through flyers, newspaper ads and questionnaires, and special newsletters. The committee represented labourers, retired persons, high school teenagers and elementary students, homemakers, business people, recreation leaders, and the first model of team policing represented by two constables.

Citizens were motivated to participate for a wide variety of reasons. Some of the reasons of which I'm aware included: concern about the tendency of young people to partake of drugs and alcohol because of inadequate community facilities or programmes; the obvious desire to improve the physical appearance of the community; the desire to learn local politics; the desire to improve the image of the community; and the desire to improve the safety of the community, as well as to offer community leisure-time alternatives.

The community had an excellent relationship with Council. The committee did not hesitate to write to the mayor and aldermen about issues it felt were critical or important and required discussion. The committee extended invitations to the mayor and Council to participate actively at opening ceremonies and at other community functions relating to the program. Mayor Volrich and Council always responded positively to the committee's invitations.

4. Planning Versus Money Issues

The committee identified the spending of the planning and N.I.P. money after it had established the priority of the physical N.I.P. project within the community's broad goals and objectives. The N.I.P. Committee and Planning staff experienced frustrations in achieving the implementation of the projects, as the whole civic system was not geared initially to accommodate the N.I.P. programme, which had 'time' as a primary constraint. The spending of N.I.P. money was further complicated because no inflationary factor was written into the program. Therefore, 1.2 million dollars in 1974 was not worth the same amount by 1977 and 1978. Also, estimates for construction jobs were not realistic at first. These were submitted by the Parks Board, Engineering and the School Board. The estimates were poor initially because each of these department did not have to account to any public body when they experienced overruns on their regular projects. They simply transferred the necessary funds from other projects and balanced the books in this manner. However, complications with N.I.P. estimates arose because funds could not simply be transferred from other accounts. This was because each project was given approval by Council based on its individual merit and on the estimates supplied. To resolve an overrun, a separate report to Council had to be written, outlining the reason for the overrun, and identifying the necessary funds from the N.I.P. program. This meant fewer dollars would remain in the program to develop other projects identified as important to the community plan. So the money available (which decreased each year in buying power because of inflation and poor estimates) affected the ability to achieve all projects initially identified. However, the program did achieve completion of numerous projects in spite of conflicts with funds and planning. And all the civic departments did dramatically improve both in their estimating skills, as well as in their co-operation in the program.

In regard to major planning issues (aside from planning the N.I.P. projects as part of improving the community), money was not necessarily a factor. For instance, one of the many issues which arose was an application for a development permit to construct a half-way house for mental patients on City-owned land adjacent to a large N.I.P.-developed park. The citizens strongly opposed the application because they stated that the community already had more than its share of "support" facilities and were concerned about the patients being in close proximity to the children in the park. They also identified that the users would come from all over the metropolitan area, including Shaughnessy and Kerrisdale, but that those communities did not offer similar facilities for residents of Cedar Cottage - in fact, they had few "support" facilities at all. This issue was resolved by the mayor and aldermen at a packed evening Council meeting. The motion was in favour of developing the project at that location. The decision nearly split the N.I.P. Committee and the community, who questioned frequently why there was a plan to improve the community if its goals were not taken

seriously by Council.

Another planning issue dealt with (but never finalized during the N.I.P. program time span) by the Planning staff and N.I.P. Committee was that of the topic of the proposed route of the proposed A.L.R.T. All meetings initiated in 1974 or 1975 with the G.V.R.D. or their representatives culminated in a firm stand by the committee and staff against routing the A.L.R.T. through a street of houses, or through the Senior Citizen's Housing Project or through John Hendry Park. However, N.I.P.'s point of view appeared to not be taken seriously by the G.V.R.D., who were still proposing the same three alternatives in recent years at recent public meetings. The final decision, made after much public protest against the above proposals, now has the route using Commercial Drive on which a N.I.P. tree-planting project was undertaken.

5. Effects of N.I.P.

Is the community better because of N.I.P.? Undoubtedly so. The citizens are better organized and have learned skills in order to make their concerns known to all levels of government. Also, they have a better understanding of the planning process, and of the bureaucratic processes which must be undertaken before decisions can be made. Neighbourhood awareness has improved, as well as the awareness of individual rights. Many legacies remain - hopefully viewed by the citizens as legacies (see copy of N.I.P. projects attached). I certainly see a community which contains up-to-date community facilities as well as improved residential homes brought about through implementation of the R.R.A.P. program. The R.R.A.P. program was initiated in Cedar Cottage and Kitsilano by the N.I.P. planning staff, and is, in my view, one of the best methods of rehabilitating the private sector, while the N.I.P. funds were generally the best method used to rehabilitate the public sector.

6. What Made the N.I.P. Work Successfully?

Several basic ingredients were necessary before the N.I.P. could work successfully in Cedar Cottage which was one of the oldest communities in the city, as well as one of the most neglected. One very important element required for success was the money. Twenty-five years of promises to upgrade community facilities and utilities by politicians and staff - with little attempt to follow through on the promises - had led the citizens to be very cynical about the new promises to rehabilitate the community. By actually designating 1.2 million dollars for this program before it was initiated, the three governments had ensured one of the most important success factors which would develop confidence from the community. Secondly, the staff were dedicated to the concept of the program and believed strongly that the program could work if enough blood and guts were put into the effort. The actual hours were never fully clocked on the time sheets, as the program became the priority in the private lives of the staff and time spent was almost irrelevant.

So staff selection and dedication were very important to the program's success.

The third most important component was the volunteer committee make-up, without which the program could not have worked. The dedication to and belief in the program resulted in the donation of thousands of hours of citizen time which was necessary to develop the planning and implementation of this new program.

The fourth component which successfully helped develop the planning and implementation work program, was the time factor itself. The identified time span was never enough - and had to be expanded. But the tension to complete the work before the deadline forced the committee, the staff, and the contracting departments to push on with purpose until completion.

7. Do I Have Any Other Comments?

Yes. Firstly, that I regret seriously the demise of the N.I.P. program. It was one of the best buys for the dollar. It developed healthy community competitiveness amongst the committees. It enabled the planning staff to act as a bridge between communities and politicians and City departments. It was the vehicle to upgrade the community's public facilities with the cost shared predominantly by other government levels. (The City paid only 25 percent of the N.I.P. program, and none toward the R.R.A.P. program, which is 100 percent federally funded.)

The N.I.P. programs also helped citizens develop an awareness of broader concerns outside their community and enabled them to have confidence and knowledge in preparing briefs to Ottawa on a wide range of topics (including immigration and education), which had a large impact in their communities. Also, the N.I.P. program enabled the staff to identify and to piggy-back other existing fund sources so that better projects could be undertaken without all the funds coming from the N.I.P. program. For instance, the Provincial Government heavily supplemented costs of rehabilitation of Trout Lake community centre, spurred on by Grace McCarthy. Also, the program brought about significant improvements to the outmoded systems in City Hall. For instance, the Park Board changed its method of record keeping, and the Accounting Department initiated a new accounting system on the computer.

The program also brought about positive publicity about the city and the community - both from a Federal and local perspective (see copy of publicity). The experience of working in this N.I.P./R.R.A.P. program was very rewarding to me personally. Although it presented many challenges, I believe the experience I'd already had in dealing with the public before going out into the community, coupled with my knowledge of City Hall departments, processes and staff, enabled me to meet these challenges successfully.

Kathryne Holm

Kathryne Holm,
formerly a
Site Office Co-ordinator on the
Commercial N.I.P.

LARRY BEASLEY

Larry Beasley joined the City Planning Department in May 1976 and was assigned as the Planner for Riley Park NIP about six months later. He initiated this NIP program with his planning assistant, Kari Huhtala, and spent over three years in seeing it through to near completion. He then became the Hastings-Sunrise Local Area Planner and is now the Senior Area Planner.

Question: How were the goals and objectives formed? Was this done by the NIP Committee?

Larry: Yes, jointly by staff and the NIP Committee. We had a series of workshop sessions with Committee members - the object was to identify goals. First we went through an opportunities and problems session where we said here's what's good and bad about Riley Park. We had several additional sessions where we had categories of problems/opportunities and grouped people to draft the wording of goals. Staff then went over the draft goals and commented on discrepancies and grammatical details. The resulting draft goals were then brought back to the Committee and discussed in detail. Once these were generally adopted by the whole Committee, then we did a goals questionnaire for the whole community. We said, here are a set of proposed neighbourhood goals - do you agree, disagree or what would you change?

Q. Were there additions to the list after the survey?

L. Yes, although there was a remarkably high level of concurrence. But we went through another round with the Committee to go over community responses, and generated the final version of the goals upon which the rest of the plan was based.

Q. What was the response rate?

L. I don't remember the numbers but I do recall that we were very pleased, given the complexity of the material. It went to every household.

Q. Then it was endorsed by the community at a public meeting?

L. Yes, we had several meetings. Once we got the goals we started looking at specific actions. We tried to shake ourselves free of the NIP money aspect and remembered that not all actions had to even be community based - some could be much wider ranging, i.e. for city action, even for Provincial or National policy. After that we had achieved a first list of projects - that was a long process of lots of argument and debate but it was an extremely successful process. Once we had that framed up into a basic plan of action we had meetings in all sub-areas of the community so that everyone could get to us and comment on the proposals. We would go back to an area if we didn't feel we had a good enough response. We did it to see what people felt about what they were hearing. Based on that we went through a final review of the plan and adjusted it to maximize all inputs. We had a final public meeting before taking the concept plan to Council.

Q. Were you relating back to the objectives during this process?

L. Yes, constantly. It was an excellent disciplinary tool. Not only were the Committee generating projects but we had briefs coming from the community with other proposals. These people came to speak to the Committee. For example, one was the principal of a school; another was from a youth recreation group. There were a lot of good ideas but not all reinforced or related to the goals.

Q. How did you decide that?

L. Through a judgement by people, talking in the Committee. We said, O.K, a project - which goal does it address? Does it contradict another goal?

Q. Were a lot of people issue oriented?

L. Yes, different people joined for a variety of reasons. Among the group of 50 or so some were only there for one reason; others were there on principle; some were there to defend something; some were there to get something; some were even there because they were bored or had nothing better to do on the particular evening.

Q. You had sub-committees?

L. Yes, we had one for each of the goal areas - streets, parks, housing, schools, commercial, social concerns. We also worked hard to figure out how the issues and solutions related to each other. Out of this came new concepts such as the idea of the Neighbourhood House.

Q. But a lot of people had that idea in mind as well.

L. Well, not the concept we came up with. A lot of folks started by suggestings an information centre, because this was in their mind. They had a positive experience there. But the Neighbourhood House became much more sophisticated in conception because it had to respond to a broader set of concerns established by the Committee and the community needs survey.

Q. Where did the Committee members come from?

L. When we started we met with every organized group in the community or nearby and we said we would like them to send delegates or just come. We also had a large public meeting to gather people and we had a smaller meeting at another location of the community which we had not originally reached. We got from that procedure a group of delegates and volunteers - people spoke for themselves and for their interest group. Typically there were 50-60 people.

Q. Were there weekly meetings?

L. Yes; and in addition sometimes there were sub-committees and often, an adhoc group would simply meet on their own to prepare for the formal meetings.

Q. Were there influences on the kinds of projects from other communities?

L. Yes, early on we did a tour of other communities - Kitsilano, etc. and through that, people could see that things could be done. But we reminded people also that their neighbourhood was different than any other. We encouraged people to be creative in Riley Park for Riley Park.

Q. Was anything done under Housing?

L. We got two-thirds through a general analytical study. We also completed one with UBC students on illegal or secondary suites. But we didn't get done with the analytical analysis. We didn't worry because the major objective at the time was stability. Also, a lot of information generated from the housing study has been fed into other studies, i.e. the Vancouver Specials study, the Conversion Area study. But we didn't need to follow the housing thing through - there wasn't the urgency. There are residual housing issues that are starting to emerge now such as how to infill on deep lots. We will respond to these based on the data generated through the NIP study.

Q. You didn't get into co-op housing?

L. It wasn't identified as a need. There is already a large committment to social housing in Riley Park - the 250-unit Little Mountain Housing Project. A lot of people felt they had their neighbourhood's fair share. They felt co-op housing was a form of social housing.

Q. Were the citizens aware that they may have to lobby or take political action to implement some projects?

L. Yes - we tried to sensitize them to that. We said from the beginning, "we can't fight these battles for you; first because it's inappropriate; second because Council listens to citizens differently. So the best thing we can do is help you understand your neighbourhood. We will dovetail your views in our reports but if there is any controversy you'll have to go out and fight the battles". One example of this was the pedestrian crossing at 33rd and Ontario. This was a case where there was a contradiction between the Planning Department, Engineering Department and the community. We supported the signal; Engineering said it wasn't warranted; but the community really wanted it. We said, "this is how things work. This is the political process' and one of the things about NIP is to help you get comfortable about getting the things you need through that process". We had 5 or 6 seminars on involvement in the political process. We talked about what's acceptable, what's not, how does one make it work, what methods to use.

Q. That's an interesting procedure.

L. The result is now that Riley Park is a very organized community. They are very savvy and they have built up experienced leadership so that the community is capturing its fair share. They can now fight for what they want and need - and they do, very successfully.

Q. Was that passed on to others who were not in the Committee?

L. I think so because a lot who are now involved weren't on the NIP Committee. Once the skills are in the neighbourhood, with care they seem to be passed on.

Q. Were there other issues important besides the money ones?

L. Yes. A number of issues were dealt with through projects that required no NIP money - for example, street closures at 23rd Avenue and at another location were dealt with well. The strategy for Main Street revitalization only had one dimension of spending; the other actions were implemented by the Committee and other community organizations - such as the Main Street Merchants' Association (which we established). The result is pretty much the revival of Main Street.

Q. What about traffic issues - were these objectives?

L. No, except for a few pedestrian lights, several short cuts and through traffic on 23rd Avenue. Otherwise people accepted the reality that there are a lot of major arterials through Riley Park and that no one can do anything about these as there is no alternative. The Committee did work getting the 25th Avenue bus - they were among the major movers and shakers on this issue.

Q. So you would say that NIP was successful in establishing Neighbourhood awareness?

L. Yes, we arrived in a community that was quite alienated from the local political process. In fact, I don't think there had been any delegations to come to Council in years. Plus, the community was extremely fragmented. The organizations that did exist would't sit in the same room; they fought; their children had gang wars.

Q. How did you bring the community together? How did you overcome that?

L. Part of it was the carrot of $2 million. I mean, we said, "if you don't get your act together someone else will get the money. We aren't going to talk to you separately". Part of it was helping them understand that in the final analysis, they have common interests.

Q. What was the division before?

L. They were very much class divisions, frankly - between housing project and low income people on the one side and middle income people on the other. There was one focus in the Community Centre Association (middle class folks primarily interested in recreation). Another focus was the Little Mountain Tenants Association. A third group that tried to bridge the gap, but didn't, was the Little Mountain Resource Board - its emphasis was on social organization but it tended to be allied with the Tenants Association. These groups hated each other.

Q. So it wasn't political differences?

L. Well no - it had a political manifestation but really they were differences of class, perspective, different urgencies, lifestyles.

Q. Are they working together now?

L. Yes, quite well; through the Neighbourhood House mostly. Also because we began to build a new group of people through NIP who felt it was their job to join all these groups, partly by sitting on the various boards. So they would sit on one board then sit on another and before you know it the Boards were suggesting joint things. But in the beginning we had to get them to see that it was the community against the world, not against each other, that ruled circumstances.

Q. And the world was seen as the rest of Vancouver?

L. Yes

Q. So the community saw itself as isolated from.....

L. No, not so much isolated but a community that had a distinctive sense of itself. It wasn't very clear at first. We built on some things that existed. It was mostly negative when we arrived. For example, the Riley Park Gang was known to the rest of the world as bad. In a sense we even played on the negative to build up the community's sense of itself. We called a youth group we put together to provide volunteer community services the New Riley Park Gang and got a lot of publicity about that, which built both within the community and within the larger city a positive, clear identity for the area. Through many small efforts such as this we melded the community together without making it devalue the rest of the world. This has now occurred to the point that the community has now tended to even adopt a new name - Little Mountain - that looks more toward a positive future rather than the negative past suggested to some people by the name Riley Park. Little Mountain is more frequently used now for this place which is both physically and socially better to live in.

BETTY BACKMAN

Betty Backman is a long time leader in the Little Mountain-Riley Park community. She was a moving force behind the Community Resource Board, became a central figure in the NIP Committee and remains a key member of the Little Mountain Neighbourhood House. She attended almost every formal and informal session or meeting of the NIP program. She acted as the NIP Committee Chairman for several terms; and she volunteered literally thousands of hours to make NIP successful. Yet Betty's style was never to try to dominate events because of the broad knowledge or intimate involvement she had. Instead, she used persuasion and good argument to guide and shape events. Betty is married and has adult children.

Betty: Kari and Larry set up a master attendance sheet over 3 years and the attendance record was incredible.

Question: People were kept interested?

B. There was a good spirit - good feeling of communication - between staff and citizens.

Q. Did you get a lot of direction from the Planners?

B. Yes, there was a tremendous amount of orchestration - not bad.

Q. Larry exudes enthusiasm which would help to get and keep a committee's interest.

B. We found him extremely skillful with people trying to get the best out of the Committee.

Q. Tell me about the Committee's composition. Was it made up of members of established groups?

B. Yes, some were members of established groups but the majority were citizens. Usually, the attendance was around 50. This went on for 3 years.

Q. Were there representatives of all the ethnic groups in the community?

B. We had one East Indian, Dr. Multana, I think he represented the housing project at one point and then just represented himself. We also had Mr. Ee, a Chinese man. We had others as well.

Q. One of the other citizens I spoke to from another group felt people acted as individuals rather than as a member of a group. Do you think people had a constituency or represented what they thought was best?

B. I think they represented the interests of individuals. Many were interested in curbs and lighting but also a lot were there because of the money and knew that something could get done.

Q. Let's talk about goals and objectives.

B. There were the two aspects - concept plan and implementation plan. I remember Larry saying "We've only completed one phase and don't underestimate the time and work that will be involved - there will be many road blocks in your way before we get to the implementation." He set the stage for a lot of work but it didn't deter us - we just kept ploughing away. I think we had a reputation for getting what we wanted from City Hall because we organized. Certain people went to different aldermen so we divided up the jobs and every member of Council was canvassed.

Q. Did the same person go always?

B. No, we tried to spread the work around. We did the same thing with the Library Board to convince them that it was to their advantage to support the concept plan. We did the same thing - we approached the library member to tell them how it would benefit the library.

Q. Let's go back to the goals and objectives. Where did they come from? How were they derived?

B. Probably a brainstorming session. They were marathons. Every meeting went on and on but they weren't boring. There was active participation. We who were part of the Neighbourhood House Subcommittee didn't feel that the structure was everything but the social planning was also important. Our group had to convince the rest of the Committee. The "people things" received most of the money. The lighting, streets, and so on cost less. The schools got a certain amount.

Q. This house (Little Mountain Neighbourhood House) is an incredible accomplishment compared to other neighbourhoods who couldn't set up an operating agency - didn't want to get into something that required ongoing support?

B. I was a member of the Canada Works Advisory Board and the Resources Board so I was able to convince the Canada Works Quadra constituency to put money into the community. The first was hiring Sarah Mellor and a group of 3 to do a survey of social and community needs. It was officially sponsored by the Resources Board Neighbourhood Society and came up with a beautiful document that was used as a basis to start the neighbourhood house which pointed to the need for a house to resolve some of the neighbourhood problems. This became very evident from the survey. As a follow-up to the survey we felt we needed a self-help group. I was able to convince the Canada Works to provide more money - we hired Nathan Edelson - all in all, we had three grants from Canada Works.

Sarah in her survey identified needs for the community - a place where people can gather, talk, where issues can be brought and resolved. I've been part of this process and feel useful to the community by being able to get money.

Q. Tell me about the goals and objectives: were they used regularly by the Committee in deciding different projects - were they referred to?

B. Yes. I don't remember a fight over which goal was to receive priority, it was worked out in a gentlemanly and ladylike way.

Q. Was there a feeling that the community goals were different from others - Federal government, Provincial government?

B. No. I didn't get that feeling.

Q. When Larry took the concept plan to the Council there wasn't much dispute about the goals.

B. They were wondering a bit about the Neighbourhood House but we had to convince them that there were other groups who would put up money - we became a member of United Way, people on the Committee had connections which helped - there was a lot of enthusiasm from the Committee which helped to convince others that the Neighbourhood House had possibilities and everyone got behind it.

Q. Where did the ideas for the different projects come from?

B. They came from the NIP Committee and people responding in the social survey - people prioritized the projects. A library was mentioned in the survey.

Q. In the goals section of the concept plan you have a categorization endorsed by the survey by different degrees, showing priorities of the community and Committee. Was there much communication from other communities?

B. I went to speak to Kensington about my feelings on the NIP process, we may have had someone come to talk to us.

Q. Did the Committee people when they started realize they had eventually to go to Council to support ideas. Were they prepared to do it?

B. Yes, it wasn't a surprise. UBC was also part of our process. They did a survey on housing. They were concerned about the secondary suites aspect. Some people were concerned that they might get eviction notices so the students were very careful.

Q. Was the Committee involved with the proposed King Edward Avenue bus route?

B. Yes, someone from Marpole had a 12,000 signature petition. That committee had worked on the 49th Avenue bus. This man from Marpole asked for our support which we gave and he left the petition with us so when this issue surfaced this year - I referred to the original work done by this committee. These signatures had never been presented. I presented the signatures at a public meeting but this isn't resolved yet. That was through the Neighbourhood House.

Q. Was NIP successful in creating a group which was prepared to become active on issues?

B. Yes, it began the process. During the NIP process there was ongoing meetings and it came out that there had never been an organized meeting like this until the NIP process.

One of the founding members of the Neighbourhood House became active because she was interested as to what a Neighbourhood House could do. The Neighbourhood House provides so many services - student placements, seniors' program - the need for a seniors program came out of Sarah Mellors' report - also Day Care. There were people who started with NIP and have gone on to do other community work.

Q. Can we talk about Neighbourhood changes? What are the new opportunities that are available?

B. The library is one. The branch library for Riley Park was on a 5-Year Capital Plan but had been turned down. With NIP we got it set up - made City Council look good.

Q. Do people from other communities use the facilities in Riley Park?

B. Yes - especially in the Community Centre. It was improved from NIP money - this benefited the community at large. We also added things to the alternate school. People as a whole driving up Main Street see the change - the trees, the pavers.

Q. What about the social composition of the community - are there changes in terms of ethnic groups, families, etc., more children?

B. I can't answer that. A lot of changes - for example RRAP was used a lot to improve the neighbourhood and credit needs to be given to NIP for promoting that.

Q. Were the objectives changed and modified while the program was underway?

B. I don't think so. I would have to look back. We had to juggle monies from one group to another. I don't think there was much change from the initial to final report.

QUESTION: Briefly describe your role and length of time involved in the various communities.

KARI HUHTALA: In Riley Park, I was involved for 2½ years (1976-79) as the Planning Assistant to the Planner, Larry Beasley. In the last year (1979-80), I was promoted to the position of Site-Office Coordinator and was responsible for completing implementation of all projects, balancing the Program budget and closing the N.I.P. Program. After the end of the Riley Park Program, I was assigned to complete similar N.I.P. Programs in Grandview-Woodland, Kiwassa and Downtown-Eastside. Implementation of these programs were completed in August, 1982.

RILEY PARK

Q. You were involved in three projects. Let's start with the goals and objectives of Riley Park. Where did they come from?

K. They came from the community, the committee and from several neighbourhood questionnaires.

Q. So when the committee first started meeting,this was their first step?

K. The first step was to identify the problem areas and then opportunities to solve these problems. Draft objectives then goals were developed and discussed.

Q. Then the individual projects were discussed.

K. Yes, after the draft goals had been endorsed by the committee, a plan of action was developed and these included the individual projects.

Q. Some of them are quite specific.

So you were going back and forth between what was feasible and what you could do. Did the community have goals which differed significantly from the Planning Department and CMHC guidelines?

K. No, the goals reflected the goals of the entire community. Several questionnaires were undertaken to make sure that the committee's goals and objectives were representative of the general community's wishes.

Q. Did you have teenagers involved?

K. Yes, kids were involved in many projects, such as improvements to schools, parks, playgrounds, community centre and others.

Q. When the concept plan was approved was there much reference to the goals?

K. Yes, the community goals were presented as an important aspect of the concept plan.

Q. I'm wondering if they were formulated and forgotten.

K. No, you couldn't forget the goals that were developed. They were an integral part of the approved Concept Plan.

Q. Where did the ideas for projects come from?

K. They came from the community and the committee.

Q. Did the committee realize how broad their options were in terms of what they could do? Were they prepared to lobby for support - go to Council?

K. They realized very early on in the planning process what they had to do to achieve their goals. The committee and the community were able to develop a good lobbying machine. Everything they wanted in the plan, they got.

Q. What other planning issues were brought out? One was the Little Mountain Housing project.

K. Yes, the Little Mountain Housing Project; the 25th Avenue bus line; housing, the commercial area and others. Well, the Housing Project came out later, at the end of the program. It wasn't eligible for RRAP. Money had to come from other sources.

Q. Another issue was the CNIB housing.

K. But that issue developed after the end of the NIP Program. What's interesting is that the problem was tackled by the Little Mountain Neighbourhood House Society which developed out of the planning program.

Q. So you would say that NIP was successful in establishing a group which was active after the program.

K. Yes, the Little Mountain Neighbourhood House Society.

Q. What about changes to the quality of life as a result of new facilities and people's attitudes.

K. Yes, a number of changes took place:

1) a better sense of neighbourhood; 2) the establishment of a community information network; 3) a greater community trust amongst the various groups became very apparent; and 4) the need and desire to work together to deal with specific community problems.

Q. Are residents from other neighbourhoods drawn in by improved facilities?

K. Yes, the various community improvements, the community centre, the parks, the library, the neighbourhood house etc. are continuing to draw in new people.

Q. In the sense of a defined Neighbourhood, do other people see it as a distinct area?

K. It's hard to define the boundaries of a neighbourhood. It's basically those inside who can sense the boundaries. It's the sense of working together, the establishment of a community network and neighbourhood pride. Riley Park has this all--they think they're a neighbourhood.

Q. So NIP was responsible for that?

K. Oh yes.

Q, What about the ethnic groups in the area?

K. There is a real mosaic in Riley Park but its hard to measure whether that has changed because of NIP. I have noticed an increase in Chinese and East Indian families.

Q, Were any of the goals changed as the program went on?

K. No, there were some modifications because of unforeseen problems or changes;that's about it.

Q. Could you tell me your views of RRAP and NIP?

K. I think both programs secured a lot of confidence in the community in terms of physical improvement in schools, parks, streets and in private homes.

Q. Tell me about RRAP.

K. The RRAP program had significant influence in the community. Over a million dollars of improvements to private homes were undertaken.

Q. The Neighbourhood House has been effective in terms of continued committment to the neighbourhood.

K. Yes, that project has continued to effect community aspirations, its future needs and goals. And its happening now.

Q. There were some groups functioning before NIP.

K. Yes, there were three major independent community groups. The NIP program brought them together.

Q. You weren't a part of the DTES program at the beginning.

KARI HUHTALA: No. I wasn't around at the time of the development of the concept plan. DTES had a lot of problems because of a mix of so many different uses: hotels, industrial, residential, institutions and commercial. As a result, the DTES Plan was a big compromise.

Q. Was it a successful compromise?

K. Yes, because all groups supported the Plan in its final product.

Q. Was the Health Centre completed when you were there?

K. It was completed in my time. The Health Centre was already housed in the neighbourhood. This project provided a new and more improved facility.

Q. Tell me about the Japanese facilities. Has it made an impact in that its changed perceptions of the area?

K. Yes, I think its created a greater awareness of the area, especially an area representing Japanese community heritage.

Q. So its appears as a Japanese area.

K. Not where Japanese people live, but a center - an historical or moral center for the Japanese community in the province. Its where they lived before the war until they were kicked out. It's still a focal point for Japanese community roots.

Q. Was it seen as a compensation to what happened.

K. No they haven't been compensated yet.

Q. That's not related at all.

K. No. Its been an attempt by the community to try to improve the business district.

Q. So a lot of the NIP facility activity by the Japanese Community was initiated by the Japanese businessmen?

K. By NIP and the representatives of the Japanese Community. It's not a very big area, it was a goal to improve the Japanese area. There still is a lot of work to be done.

Q. Do you notice the changes there?

K. Since the NIP program the Japanese Community has developed greater community feeling with local festivals and the improvements to facilities. There is now talk about developing an official Japanese Cultural Centre in the area.

Q. How about overall improvements to the community.

K. Its been a down and out area for a long time. The NIP program has come a long way in improving the community facilities and programs. It's a better place.

Q. Is Oppenheimer Park a safe place to be now?

K. I think its always been a safe place its just that it needed a lot of improvement. The park is a remarkable place now. Kids, old people, sports clubs - all using the park on a continued basis.

GRANDVIEW-WOODLAND

Q. Lets talk about Grandview-Woodland now. You were involved in the later stage. You weren't involved in the goals and objectives.

KARI HUHTALA: That's right.

Q. They weren't that detailed. Were they referred to when choosing projects.

K. I think Grandview-Woodland's primary emphasis was schools and parks. They spent over a million on those two areas alone.

Q. Some citizens became politicians later.

K. Politics has been around the area for a long time. It's natural that someone decided to run and be elected.

Q. So NIP just facilitated that, it didn't establish it.

K. The program provided a public forum for those energies.

Q. What about representativeness of the committee? Were representatives brought in from all over the area?

K. Yes, attempts were made, however, the size was not as large as it was in other areas.

Q. After NIP, LAP continued with the same committee.

K. There were two programs, NIP and LAP. LAP focussed on the Conversion Areas, the Apartment and Commercial Areas.

Q. How about changes in the quality of life? What changes took place through NIP?

K. Grandview-Woodland has always been a community with groups involved in local improvements. The NIP program implemented and complimented these energies.

Q. How about social composition. Are there different kinds of families or income groups, or various ethnic groups living there?

K. It's a family area but recently it has showed a decline in family population similar to other areas of the city.

Q. You mentioned there is a conversion area. Tell me about RRAP. Has it been successful?

K. Yes, very successful. The joint involvement of RRAP, NIP and LAP made each group involved in each other's activities.

Q. What about the objectives being met by the NIP program? They were very broad.

K. Objectives in a planning program are always as wide as possible if they have any hope in being met.

Q. In the Local Area Planning program are the goals and objectives similar to the NIP ones?

K. The LAP Program consisted of non capital fundable projects like designing policies for improving traffic, housing design, and public space, etc.

Q. Tell me your perceptions in the difference in doing planning projects with and without money as in an LAP program.

K. Well, when you have money it helps to get things done faster.

Q. One of your jobs is seeing how to solve problems without money?

K. Yes or findings sources of money or finding alternative solutions to specific problems.

Q. So you become more resourceful without money.

K. Well, you become resourceful anyway. It just makes it easier if you have money to do improvements. People who live there feel more satisfied if they see things being done.

KEN MATSUME

Ken Matsume was a member of the Oppenheimer Citizens' Committee throughout the NIP planning stages and contributed significantly as a Japanese resident in the community.

Ken: The Oppenheimer Citizens' Planning Committee was an eleven member committee. There was one resident owner and the rest were tenants.

Question: How does the breakdown work out? Was it difficult to maintain a representative group?

K. At the beginning everyone took it seriously and came out. After the DERA block resigned the membership attendance went down.

Q. So that was after the concept plan. Let's talk about the Concept Plan itself. How did it come about? You were working on a land use plan at the same time.

K. Basically we were sitting around a table like this. Some concepts were put into motions.

Q. Looking at the goals and objectives, were they referred to when deciding on projects or were they seen as more long term?

K. They were long term. We spent a lot of time on D.P.A.'s with respect to those we made reference to the overall concept plan and land use plan, but in terms of the NIP projects, with the exception of the DERA housing, I don't recall any heavy duty things happening. We very quickly went to Oppenheimer Park.

Q. That's a very interesting place now. There's a mix of kids and seniors etc. who enjoy the park.

K. Yes, it's great. I sense a sense of pride on the part of some of the local residents. That was a major project. Powell Street beautification came in later.

Q. Tell me about the NIP Committee.

K. The committee's make up included 5 DERA and they were the most regular attenders. They lived and worked in DTES. I think some of the industrial people saw their departure as a sign to get on with the task now. DERA's priority was housing. I sat in the middle, I supported them in a general way, specific things weren't worth fighting over. I felt it was a loss to the committee to lose DERA. That part I think we missed.

Q. What was le t to do when DERA left? There was the Health Clinic, was that the major project?

K. The remaining $64,000 NIP grant. The formula was changed for the Buddhist Gym and the Japanese Language School where the agencies were private. The City share was greater.

There was some lobbying for the $64,000 - we went back to the concept plan. That is when the Powell Street beautification came.

Q. Were you on the Health Clinic committee?

K. No, I attended some meetings.

Q. Do you recall - as DTES didn't have a lot of money, City Council agreed to give additional money for administration.

K. Yes, Council gave money for an office and desks and there was the question of who paid for the planners and planning assistant.

Q. Tell me about your experience with the first planner. There were some difficulties with the planner.

K. For a number of us it was our first experience. Some committee members had a negative attitude to start with. They could have let us become more familiar with the process rather than setting up a controversial situation from the word go.

Q. Were there political differences or different goals?

K. How much of it was politics, issues, goals, I don't know. DERA was consistently going for housing and I give them credit for that. Perhaps there was some rigidity there.

Q. You said that some of the ideas for different projects came from City staff. Do you want to elaborate on that? Did people come to the committee with ideas?

K. There was a public meeting. Maybe there was some other P.R. but apart from Oppenheimer Park, Powell Street beautification and tree planting, which came from the committee, the others came from the community by application which was discussed by the committee. People were invited to apply.

Q. Was the Health Clinic already an issue before NIP came along?

K. Yes, there already was an inadequate one and plans to replace it, but we felt the service would be directly beneficial to the community residents.

Q. Were you involved in the Japanese Language School and the Buddhist Church Gym?

K. I served as the liaison, I helped draft up the rent structure, public use of the facilities. The Buddhist Church chairman spoke to the board. The Japanese community at large, by a survey , indicated the Powell Street area was the most popular part of the neighbourhood. We concluded based on that that the gym should be built in the community not on some land owned by the Buddhist Church on Argyle Street in South Vancouver.

The NIP contribution was $100,000, (plus some bank loans and the rest church and congregation money).

Q. Was there any opposition which came up which required Council or Parks Board lobbying?

K. I think Council sent back an application from DERA for the Health Clinic project.

The other issue I recall was when the committee recommended the area be retained to enhance Japanese culture. One of the things we wanted to include as a condition was there be a moratorium on all social programs housed in that area because we were overloaded by those sorts of projects.

Q. Has that been taken seriously?

K. It's just in writing but in terms of control we have something there, for instance provincially there are 3 MHR offices obviously they are not all serving our area, so neighbouring offices are housed in our zone.

Q. Was NIP successful in creating an "active" citizens group?

K. Not really. A lot of the merchants have moved out because of drugs. People are afraid to go down there to do shopping. So the retail trade were saying to these people they should come in. We've tried to rally some professionals to come in. City Hall has to show some faith.

Q. The Japanese festivals are quite successful.

K. The Powell Street festival is now a major city event because of the Park and Powell Street being fixed up. We got support from Parks. But to go further in the beautification, community people are saying show us something tangible from the Japanese community and the City is saying show us something tangible from the community. The Japanese community is caught in the middle because merchants are individuals and we are an association (Japanese Canadian Association).

Q. You mentioned before that the committee was quite involved with D.P.A.'s. Were there other issues besides money that the planning committee was involved in?

K. Yes. We had discussions about traffic, pedestrian safety, noise from beer parlours.

Q. Do you want to make any general comments on changes that have happened because of NIP or as a result of NIP?

K. The term Neighbourhood Improvement Program. First of all the term NIP was used by everyone but Sy and myself because you know what that name means to us.

It is no little thing that not only committee members but others felt we have some claim in the area. We are sensitive to the place being called Jap town.

I think in terms of the park, it has been improved so immensely. We have embarked on a number of plans like when

the trading ship the NanKing comes in. People come out because of the park - the Powell Street Festival, the Japanese Festival - these are a benefit to the city.

The playground gives something to the church, Japanese Volunteers Association, and Japanese Senior Citizens Home.

Through concentrating the institutions down there we have The Language School, Seniors Association, etc. There is more of working together for our own community.

It has gotten some of the community talking to each other because the merchants got together and heard each other out. It was a real learning experience for those who work or live in the area.

Q. What about the people who live there. Have there been changes there? Are there more people living there?

K. I don't know but with respect to that question I remember City staff saying you will turn it into a Japanese village and have all the Japanese come back and live there but that was never our goal. We want to be treated like everyone else. We don't want to be ghettoized.

Q. You want to create a similar situation to Chinatown where there are a lot of people who don't live there but come to shop there. Is that what you are trying to create?

K. Yes. The difference is the numbers first of all - because of the immigration pattern any immigrant will come to that kind of an area. But people don't come to Powell Street to live anymore.

Q. There isn't an area in the city where a lot of Japanese people live.

K. No, they're dispersed.

N.I.P. Committee Chairpersons, Planners and Planning Assistants

Within each of the N.I.P. areas, citizen committees were formed which helped to select plans and implement projects. Listed below are the various chairpersons of these committees who contributed significantly to the success of N.I.P. in their respective communities.

Each of the Neighbourhood Programs was administered through a site office which was staffed by the Planners and Planning Assistants listed below. At the senior level, the entire program was directed by Ron Youngberg, Associate Director of Area Planning.

NEIGHBOURHOOD	CHAIRPERSONS	PLANNERS AND PLANNING ASSISTANTS
Kitsilano	Tom Hinkle Howard Mallek	Dan Janczewski Jeannette Hlavach Rick Gates
Cedar Cottage	Donna McPherson (Sheffer) Don Sheard Flo Simatos	Kathryne Holm Don Sinclair
Mount Pleasant	Mary Daykin Fred Show Bob Westsells Gordon Smith Pat Graham	Ronda Howard Kathryne Holm Don Sinclair Mitch Taylor
Downtown Eastside Oppenheimer	Libby Davies Bob Davis Ken Takeuchi	Dan Cornejo Suzanne Huzel (Low) Hillary Wong Dorothy Jan
Riley Park	Walter Pruden Betty Backman Dorothy McCormick Polly Bak Lilla Little	Larry Beasley Kari Huhtala
Grandview Woodland	David Stone Mary Boize Konrad Jaschke	Bill Bulholzer Ronda Howard Tom Phipps Kari Huhtala
Kensington	Don Johnson Ralph Spicer	Jeannette Hlavach Ben McAfee
Kiwassa	Don Berg	Rick Gates

Special mention should also go to the secretaries and RRAP staff who also worked out of the site offices.

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